



# Salt Pond Homeowners Association Newsletter

## April 2007

### President's Column



If Spring is here, can the SPHA annual meeting be far behind? Please note that the annual meeting has been **rescheduled to Saturday, June 2, 2007, from 2 to 4 pm.** The meeting will be held at Lord Baltimore Elementary School on Route 26 in Ocean View, Delaware. We urge you to attend. (See the details in the notice later in the newsletter.)

One of the main purposes of the annual meeting is to elect members to the SPHA Board. In 2007, the terms of three Board members are expiring and SPHA will need to fill three, 3-year terms on the Board. If you have an interest in serving our community in this capacity, please consider running for the Board. The Board has nine members, with three

slots up for election each year. Board members work on a variety of topics related to the Salt Pond, serving on standing committees or ad hoc groups to analyze issues and make recommendations to the Board as a whole. In April, the Board will send a formal request asking for candidates to run for the Board.

Responsibilities include assisting in oversight of daily operations, management and upkeep of the common areas, facilities, and grounds; reviewing contracts and analyzing financial data, making policies and rules and regulations governing the common areas; and much more.

Board members are expected to attend the monthly Board meetings, usually held on the third Friday of the month at 2 pm in the Salt Pond Community Center, as well as the June annual meeting. Regular Board meetings usually last between 2 and 3 hours and extra meetings of the Board are not unusual. Each Board member is also expected to do a substantial amount of work outside of

the regular meetings during the year. Part-time Salt Pond residents have served on the Board, but need to plan to be available for Board meetings, accessible for consultations, and ready to do the work that comes with the job.

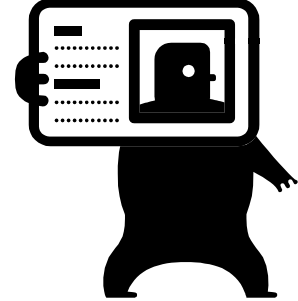
### New Board Members



Please join in welcoming two new members to the SPHA Board. Chuck Gularson was appointed in February to fill the position vacated by Bill Shepard. Chuck has taken on the job of SPHA Treasurer. Please see his article elsewhere in this newsletter. Michael Headman was appointed in March to fill Ken Dunn's position, shortly after he resigned. We are sorry to see Bill and Ken leave the Board and thank them for their service to the community. We are delighted that we have competent, energetic owners to fill the vacancies. Thank you, Chuck and Michael!

## Salt Pond Photo Identification Cards

Are you a new Salt Pond owner? Or, did you not use the Salt Pond recreational facilities (pools, tennis courts, fitness center) in 2006? Do you have children who turned 16 in 2006? Since Memorial Day weekend a year ago, owners have been required to show new photo IDs to gain entry to Salt Pond recreational amenities. Dependent children over the age of 16 should also have a new photo ID. Owners are required to accompany their guests to the facilities or send their new photo ID along with the guest card.



To apply for an ID, a form must be completed and returned to Legum & Norman, along with passport-quality photos (one per person).

**Please note that photo IDs issued in 2006 those with 2006 on the ID are good for 2007. Old photo IDs (issued before 2006) are no longer valid.** Avoid any inconvenience by getting your photo IDs before you need them! If you need the form, please contact Donna Hemphill, Legum & Norman, phone: 302-537-9499, fax 302-539-1447.

### Transition Update

Typically, after a community is built out, the developer divests the common areas of the development to the homeowners association. The common area land and property to be transferred includes the Salt Pond Community Center, its recreational facilities, the north side of the parking lot, approximately 6 miles of roads in the Salt Pond, and the non-golf course ponds and wetlands, including the Salt Pond Beach area. Street lights and other infrastructure facilities and utilities will also transfer.

Your SPHA Board has worked hard to negotiate a global agreement that addresses all transition-related issues, so that the negotiations with Salt Pond Associates can finally be completed. The legal documents are just about finalized and we are confident that the negotiated package has sufficient benefits to Salt Pond owners and the SPHA.

The major remaining issue is the permanent easement placed on the two main entrance roads to the Salt Pond. This easement was granted by Salt Pond Associates to the buyer of the neighborhood commercial area, the Salt Pond Plaza. We are working through the issues with the buyer and hope to be done soon. As soon as that work is finished, we anticipate that the transition paperwork can be signed and the documents made public. At that point, your Board will call a meeting to discuss the completed transition with the homeowners.

### SPHA Suggestions Status

This is a summary of the suggestions placed in the Suggestion Box located in the USPS mail room located in the Salt Pond Community Center.

There have been a total of 15 written suggestions during the period July 7, 2006 through March 20, 2007. With one exception, all home owners who submitted suggestions have been contacted and provided with a response. In general the responses fall into one of three categories: (a) an action has been taken (b) an action will be taken or (c) no action will be taken. Owners submitting suggestions were advised of the reasons for actions taken or not taken.

<b>Suggestion Topics:</b>	<b>Type of Action Taken</b> (a, b, or c)	<b>Description of Action</b>
Fitness center thermostat settings	a	Settings put on thermostats
Fitness Center upgrades		
· Remove wall between rooms	c	Deferred to transition
· Add TV sets	c	Limited interest
· Stay open until noon on weekdays	b	Referred to Recreation Comm.
Pools		
· Need lap lanes in outdoor pool	a	Lap time set to 9-10 am
· Need deeper pools	c	Cost prohibitive
Salt Pond Plaza	a	Access roads: referred to SPP Committee
Signage in the community	a	Speed and street signs in process
Street light pole painting	a	In process
Tennis court 2 repairs	a	Completed
Trash pickup		
· Trash can removal	a	Notes in newsletters

## Treasurer's Report

By Chuck Gularson, Treasurer

As of February 28, 2007, the SPHA had cash and investments in the amount of \$500,496. This is an increase from \$178,319 at December 31, 2006 and mainly reflects the payments of the annual assessments.

In January, we invested \$100,000 in a seven month Certificate of Deposit earning 5.15% interest and another \$100,000 into a money market earning 3%. In early March, we invested another \$75,000 and changed the Reserve Money Market into CD s'earning over 5%. All investments have the flexibility for us to withdraw funds with no penalty should we need the funds sooner than planned. This should enable SPHA to earn \$10,000 - \$15,000 in interest income in 2007.

Annual assessments are being received and were delinquent on 15 February. As of January 31, unpaid assessments totaled \$182,241. As of February 28<sup>th</sup>, the now delinquent assessment balance totaled \$35,004. Letters went out to the homeowners with delinquent balances on March 7<sup>th</sup> and Legum & Norman initiated a phone campaign to collect funds. As of March 23, 2007, the delinquent balance in less than \$20,000.

In January, we obtained quotes from three accounting firms for a full review type audit of the 2006 books. We selected PKS, the firm that is currently doing the SPHA tax returns. PKS expects to complete the audit by mid-April and I look forward to providing more information at that time.

I would like to thank Noel Tuck for all the assistance he has been in reviewing the 2006 financial statements. He has developed several suggestions for accounting practices and controls. Noel and I met with Legum & Norman to go over every account so we could better understand how each account is used and how transactions are coded and booked.

Replacement Reserves as of February 28th were \$67,178. We are initiating a reserve study in April. This involves obtaining a list of common area and mechanical equipment, reviewing maintenance and service contracts, determining remaining useful life, etc. Much of this information is already available, but needs to be put into a central

## Send Your Email Addresses, Please!



Building a database of homeowners email addresses is a never ending task. Emails change and owners come and go. We ask for email addresses at the SPHA annual

meetings, but only about 150 of the 500+ owners come to these meetings. In our efforts to communicate more with you, we think email messages would be helpful to contact you easily and quickly. If you have not done so already, please send your email address to [SPComments@aol.com](mailto:SPComments@aol.com). If your email address has changed, please indicate in the email you send to us and provide your name, so we can link your email address to you. Thank you.

## Spring Cleaning



As you start your annual ritual spring clean-up, please remember that Legum & Norman does weekly inspections to check on the overall appearance of the community.

Owners should keep lawns well maintained and cut, driveways free of weeds, yards neat and clean, trash containers out of sight at single family homes, house exteriors well maintained, and basketball hoops out of sight. In addition, no sales or contractor signs are permitted. It s'not too soon to schedule power-washing of your house, if it needs it.

## Outdoor Pool Gets Face Lift



When you are strolling around the Salt Pond Community (or biking, golfing, playing tennis) this Spring, you will notice that the outdoor swimming pool has a new look.

The old wooden fence needed painting and repair to replace wood rot. After considering the options, your SPHA Board approved installation of a new white vinyl fence. It is beautiful! This sturdy fence is higher than the old one and will better protect the pool and equipment from occasional vandalism.

Best of all, the vinyl fence was only slightly more expensive than the cost of a new wooden fence and will last years longer with minimum maintenance. Board members reviewed the bids, asked the questions, and followed up on the issues.

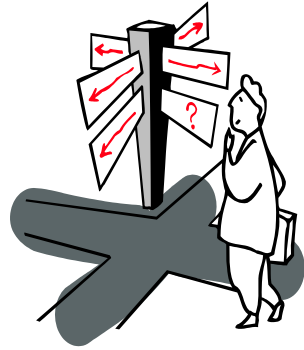
A recent walkthrough with the contractor revealed a job very well done. Some final touches are required to spruce up the landscaping and pea gravel areas surrounding the outside of the fence. The whole outdoor pool area will look great



when the swimming season starts!

## Salt Pond Roads Update

This is an update on the planned course of action for repairing the Salt Pond roads in view of the engineering study completed last year and reported in the September 2006 newsletter.



The roads were inspected again recently by L&N and two Board members and a list of problem areas, such as holes and extensive pavement cracks, was compiled to guide contractors making quotes for patching.

## Progress on the Bikepath



There were 20 attendees at a March 1 presentation at the Salt Pond Community Center.

DeIDOT officials described a plan that proposes to use Fresh Pond State Parkland as a route to US 1 and to the beach. Officials indicate the plan can be implemented in the short term.

The route crosses Fred Hudson Road from Salt Pond at McCoy's Way into the Fresh Pond Parkland, through the parkland over an existing bridge and out at US 1 about 200 yds. north of the intersection of Fred Hudson Road and US 1. Appropriate signage and safety considerations need to be taken into account at crossings and intersections.

Also discussed were connections within the parkland that would facilitate cycling from Cedar Neck Road along Hickman Road at the northwest entrance into Fresh Pond parkland. DeIDOT provided an aerial photo of the planned routing that is mounted in the Salt Pond post office.

Given the current DeIDOT budget, officials say that constructing a bikepath along Fred Hudson Road from Cedar Neck Road to US 1 is not practical in the short term. However, there was discussion of future plans beyond the initial phase.

Phase 2 could include construction of a path along Fred Hudson from Cedar Neck to McCoy's way; and phase 3 along Fred Hudson from McCoy's Way to US 1. Phase 3 would include widening the bridge near US 1. Officials consider phases 2 and 3 major projects that could be addressed in the longer term.

The next steps are for DeIDOT to continue its discussions with the Department of Natural Resources and Environmental Control (DNREC) to define the exact route within the parkland, develop cost estimates and identify respective responsibilities. DeIDOT and DNREC will return to the community when the plans are further along.

Thanks to all who attended. Special thanks to Senator George Bunting and Representative Gerald Hocker for attending the meeting and continuing to support our efforts.

## Recreation News



**Tennis Courts:** The wind storms we experienced late summer and early fall did extensive damage to the windscreens. Most of them were destroyed beyond repair. Joyce Poole has been exploring various options for the courts.

There is also a drainage problem on Court 3 that needs to be addressed. It is unfortunately affected by the golf course. Hopefully, a correction in the water flow will be made in the spring.

**Fitness Center:** Mary Davis recently negotiated a maintenance contract on the equipment with Leisure Fitness. This is the first year Salt Pond has had such a contract.

A new elliptical trainer was purchased for the center and has received rave reviews.

As the community grows, the fitness area becomes more crowded, especially in the summer. Mary has been trying to obtain bids on the removal of the wall between the two fitness rooms. Only one contractor has submitted a bid to date, even though several have been on site. At least two more bids

must be received before the project can be considered.

**Indoor Pool:** The indoor pool will close for the summer at 7:00 p.m. on Friday, May 25<sup>th</sup>, and reopen Tuesday, September 4<sup>th</sup>.

**Playground Equipment:** The wood on the playground equipment was treated and sealed and fresh mulch has been added. Ursula O L'early oversees the playground area.

**Outdoor Furniture:** The strong winds also had a negative effect on the outdoor umbrellas and tables at the end of the 2006 summer season. Twelve new umbrellas, new bases and two tables are on order for the 2007 season.

**Passes:** The revenue from guest and tenant passes for 2006 was \$8,720. This does not include any monies collected for passes by L&N at their office. The money is used for new equipment, replacement and repairs.

## Reminder for Dog Owners

1. Please keep all dogs on leashes.
2. Walk them on the streets or common grounds; please keep them off private property.
3. Carry a bag and pick up after your dog.
4. Please remind your visitors or renters with dogs that we do have a leash law.



### Attention Kayak Owners!

We have gotten permission from DNREC to once again store kayaks in the beach area. Currently, all you can do is to lay your boat(s) on the ground and secure it/them to trees. Please minimize impact to the area when you are securing lines or chains. Once the transition is complete, we will be building racks in that area to store and control the kayaks and small canoes. As a reminder, the area is for Salt Pond owners and their guests only.

### Community Center Reminder:

It's time to get moving with your Spring and Summer party plans. The clubhouse is available for such events at a nominal fee. Salt Pond owners pay only \$35 per hour plus \$2 per person. For those living outside our community, the fee is \$60 per hour and \$3 per person, with a \$100 refundable deposit. There is a required \$100 cleaning fee for larger gatherings. To check on clubhouse availability call Mary Davis, 537-6665

### Neighborhood Watch



As we approach our spring-summer season in the Salt Pond, we would like to remind everyone of some precautions that we could all take to help make our neighborhood a safer place.

- Please observe your neighbors property while they are away. If you see something hanging on the door or sitting on the porch, take it to your home until they return.
- If your are leaving your home for an extended period of time, please let one of your neighbors know and if possible, leave a phone number where you can be reached.

- Please keep your lamppost light on during the night. If your neighbor is away and you see that the light bulb has burned out, be a good neighbor and replace it. If you see a streetlight out, please report it to L&N (537-9499).
- Several homes still do not have house numbers. We, again, recommend that all homes have a visible house number, so that emergency personnel can locate your home quickly.
- It is getting to that time of year when our grandchildren and young visitors will be playing on our streets. The speed limit on the Salt Pond streets is 20 MPH. We ask that all homeowners and visitors maintain appropriate speeds to keep our young ones safe.

If you see someone committing a crime, do not confront him. Instead, call the State Police immediately. We wish to emphasize that you should call 911 for criminal emergencies (not Block Captains). A report or call to your Block Captain should take place after the emergency has been resolved.

Report all acts of violence to the Delaware State Police, Troop 7, telephone, 644-5020.

### Community Service Opportunity



Parking Assistance Volunteers are needed for the Beach and Bay Cottage Tour again this year.

A number of Saltponders already help out each year in this very worthwhile fundraising event supporting the South Coastal Library. Volunteers are asked to

work a four hour shift in either the morning or afternoon assisting tour participants in locating parking spaces around the various tour homes. The tour will be conducted Wednesday and Thursday, July 25th and 26th this year and will once again have ten area homes available for viewing. Louis Herndon is serving as the Parking Coordinator for the tour this year and can be reached at 302-539-9452 or via email at [louisherndon@yahoo.com](mailto:louisherndon@yahoo.com). If you would be willing to give a little time for a great cause, contact Louis and let him know that you're available.

## Salt Pond Plaza Committee Update

In a letter of Feb. 15<sup>th</sup>, your SPHA Board notified all Salt Pond owners that the 8+ acre property between the two main entrances to the Salt Pond was sold in January to a Dover developer for \$4.4 million. The land was owned by Salt Pond Associates, the developer of Salt Pond, and was never intended to be a part of the common areas conveyed to the homeowners association. Of the 8+ acres sold, 5.5 is zoned neighborhood business and the remainder is zoned residential. We understand that the current plan for the property is to develop it as the Salt Pond Plaza (SPP), with several retail businesses. A Harris Teeter grocery store (48,756 square feet) and a CVS pharmacy (12,900 square feet) are planned. An unidentified bank (9,800) may also be planned. Planned access to the shopping center is from Salt Pond private roads leading from the entrances at Cedar Neck and Fred Hudson roads up to the intersection of Bethany Loop and Bethany Loop. As a part of the sale, Salt Pond Associates granted a permanent easement, which gives the SPP buyer

the authority to improve and use the two Salt Pond entrance roads.

In early March, your SPHA Board formed a Committee on the Plaza to give SPHA an opportunity to comment and, hopefully, work to harmonize the SPP developer's plans for the shopping center with the Community. There have been two meetings of the Committee, and a third is scheduled for Thursday, 7 pm, April 12. We thank the many Salt Pond owners who have volunteered for various tasks; they are hard at work researching and gathering information for the Committee.

From various sources, we have already learned that the current plans are well within current zoning requirements. They are consistent with the original plans approved by Planning & Zoning and the County Council when Salt Pond was about to be developed. In other words, development of the Salt Pond Plaza will happen in some fashion. Your SPHA Board's and Committee's approach is to ensure that our concerns are voiced and to try to work cooperatively with the devel-

oper to minimize any negative impacts that this new development may have on the Salt Pond community.

We have received many thoughtful comments from owners, which provided a comprehensive list of issues of concern and a starting point for the Committee's work. The greatest concerns are about the roads—the nature of any road improvements, potential traffic congestion, access from Salt Pond private roads, and road-related costs and liability. Highest priority will be given to finding out more about the developer's plans for the roads and traffic patterns. Information will be gathered on building design and location; parking lot design; privacy screening, security gates, lighting, landscaping; signage, noise abatement, hours of operation/timing of deliveries, environmental issues, etc. This information will help us form recommendations that can influence the impact of the shopping center on the Salt Pond.

We will have Salt Pond owners attending any public meetings or hearings on the SPP and will make our

voices heard. We will also be keeping Salt Pond owners informed.

### OUTDOOR POOL OPENING

The outdoor pool opens Saturday, May 26<sup>th</sup> for the 2007 summer season. Once again, First Choice will be the pool management company.

#### Regular Swimming Hours

Sunday thru Thursday	10:00 a.m. to 6:00 p.m.
Friday and Saturday	10:00 a.m. to 7:00 p.m.

Adult Lap Swimming (This is a new program approved by the Board of Directors. Adults 16 and over are encouraged to use this time for daily lap swimming.)

Hours: (Daily)	9:00 a.m. to 10:00 a.m.
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Water Aerobics (fee required)

<b>Continuing Activities</b>	
<p><b>Water Aerobics</b> * (fee required see below)</p> <ul style="list-style-type: none"> <li>· 8:00 a.m., Monday through Friday</li> <li>· Contact: Jan Shaeffer (537-4678)</li> <li>· * \$5 per day, \$20 weekly, \$40 monthly</li> </ul>	<p><b>Low Impact Aerobics</b></p> <ul style="list-style-type: none"> <li>· 9:00 a.m., Fridays</li> </ul>
<p><b>Yoga Classes</b></p> <ul style="list-style-type: none"> <li>· 9:15 a.m., Mondays</li> <li>· 9:00 a.m., Wednesdays</li> <li>· 10:30 Wednesdays</li> <li>Contact: Shirley Hudson (539-0732)</li> </ul>	<p><b>Book Club</b></p> <ul style="list-style-type: none"> <li>· 7 p.m., 2<sup>nd</sup> Tuesday of each month</li> <li>Contact: Nancy Gunn (537-4355)</li> </ul>
<p><b>Party Bridge</b></p> <ul style="list-style-type: none"> <li>· All levels of play, just for fun!</li> <li>· 2:00 - 5:00 pm, 2<sup>nd</sup> &amp; 4<sup>th</sup> Mondays</li> <li>Contact: Nancy Gunn (537-4355)</li> </ul>	<p><b>Duplicate Bridge</b></p> <ul style="list-style-type: none"> <li>· Get Masterpoints ACBI Sanctioned</li> <li>· 10:00 a.m. - 4 p.m., Tuesdays</li> <li>Contact: Beth Mallon (539-5225)</li> </ul>
<p><b>Couples Golf</b></p> <ul style="list-style-type: none"> <li>· 9 Hole Scramble followed by Potluck at Community Center or dinner at a local restaurant</li> <li>· Scheduled Times:                             <ul style="list-style-type: none"> <li>· Jan 4 - Mar 29 and Oct 5 - Dec 28</li> <li>· Arrive: 1:30 pm, Tee off: 2:00 pm</li> <li>· Apr 5 - Sep 27</li> <li>· Arrive: 2:30 pm, Tee off: 3:00 pm</li> </ul> </li> <li>· Must call Pro Shop to register</li> <li>Contact: Robert Poetsch (541-5636)</li> </ul>	<p><b>Ladies Golf</b></p> <ul style="list-style-type: none"> <li>· 9:00 a.m., Wednesdays</li> <li>· 9 Holes</li> <li>· Must call Pro Shop to register</li> <li>Contact: Carol Calhoun (537-9933)</li> </ul>

# Notice

to

## Salt Pond Homeowners Association Owners

What: SPHA Annual Meeting

When: Saturday, June 2, 2007, 2 to 4 PM  
Check-in begins: 1:45 pm

Location: Lord Baltimore Elementary School  
Ocean View, Delaware

Agenda: Election of three SPHA Board members  
and updates on SPHA issues.

In response to owners requests, at the March 23<sup>rd</sup> Board meeting, the SPHA Annual Meeting was been rescheduled to the original date of Saturday, June 2, 2007.

Please arrive by 1:45 pm to expedite check-in

Salt Pond Homeowners Association  
 C/O Legum & Norman  
 G4 Edgewater - Sea Colony East  
 Bethany Beach, DE 19930

<b>Salt Pond Homeowners Association Board of Directors</b>	
<i>President</i> Bev Thierwechter	537-4757
<i>Vice President</i> Don Praisner	539-6816
<i>Secretary</i> Gerry Buckley	539-2342
<i>Treasurer</i> Chuck Gularson	539-8228
<i>Member</i> Katherine Coulson	539-3935
<i>Member</i> Dick Crawford	539-2450
<i>Member</i> John Gilsenan	539-5873
<i>Member</i> Michael Headmann	537-4395
<i>Member</i> Bill Kester	539-3939
<i>Legum &amp; Norman Rep.</i> Donna Hemphill	537-9499

<b>Salt Pond Homeowners Association Committees</b>		
Architectural Review	Donna Villani	302-539-5100
Community Center Rentals	Mary Davis Anne Allen	302-537-6665 302-541-0954
Engineering	Ray Miller	302-537-6685
Finance	Chuck Gularson	301-840-8456 302-539-8228
Insurance	Dick Crawford	302-539-2450
Landscaping	Louis Herndon	302-539-9452
Ponds and Wetlands	Louis Herndon	302-539-9452
Recreation	No Chair Assigned	
SPHA Committee on the Salt Pond Plaza	Don Praisner Bev Thierwechter	301-572-4647 302-539-6816
Transportation	John Gilsenan	302-539-5873