



Salt Pond Homeowners Association Newsletter January 2007

President's Column



The Board of SPHA wishes you, your family, and friends a very happy, healthy, prosperous 2007! We look forward to seeing you enjoy the Salt Pond community in the New Year.

By now, you have received the SPHA December letter providing the SPHA budget

approved by the Board for 2007. In addition, you have received the bill for payment of the 2007 annual dues (\$847 for homeowners and \$423.50 for owners of undeveloped lots). This is a 10% increase from the level of annual dues in 2006. Now that the Salt Pond facilities are getting older, it inevitably becomes more costly to maintain the appearance of the Salt Pond and its amenities. In addition, since the ponds and wetlands are an integral part of the Salt Pond, SPHA will begin in 2007 to maintain these areas, including chemical treatment of pond water, and to care for the Conservation Easement (CE), consistent with CE requirements. Maintaining the facilities, grounds and

ponds and wetlands are certainly necessary to protect the beauty and property values we enjoy in the Salt Pond.

Even with the increase in annual dues, Salt Pond annual dues are still quite reasonable, when compared to other communities in the area. For example, for Mallard Lakes (with 477 homes and similar amenities), annual dues were \$2,328 in 2006. For Bayside at Bethany Lakes (with 208 homes and similar amenities), annual dues range from \$4,356 to \$4,932. Salt Pond has been, and continues to be quite a bargain for all of us! It's a great place to live.

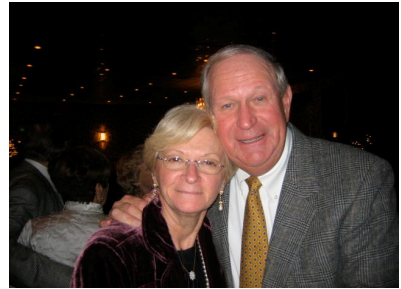
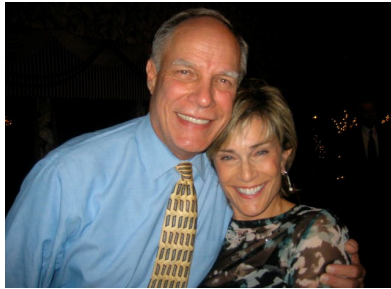
Salt Pond Photo Identification Cards

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 2006, 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 a new ID, a form must be completed and returned to Legum & Norman, along with passport-quality photos (one per person). Old photo IDs (issued before 2006) are no longer valid. Avoid any inconvenience by getting your new IDs before you need them! If you need the form, please contact Donna Hemphill, Legum & Norman, phone: 302-537-9499, fax 302-539-1447.

Salt Pond Christmas Celebration

On December 8, 2006, about ninety Salt Ponders dressed in their finest gathered to celebrate the holiday season at the Bay Center at Dewey Beach. There was good food and great music that all enjoyed. Thanks to Bobbi Brown and her committee of Carolyn Watkins and Judy Poetsch for all their work.



Women's Club



The Women's Club also enjoyed its Christmas luncheon at Lighthouse Sound on December 11, 2006 and three cars, filled with gifts, were brought to the Women's Shelter in Georgetown after lunch. At the January 8th meeting, June Thompson, who has an extensive antique doll collection, presented the program. A grand time was had by all.

2007 Annual Meeting Planning

The Board is already beginning to plan for the June 2007 annual meeting. Please mark your calendars and plan to attend the meeting on the afternoon of Saturday, June 30, 2007. We have again reserved the Ocean City Community Recreation Center at North Side Park in Ocean City, Maryland. This space worked well for us last year, with good acoustics and plenty of room and parking. Even though we contacted the Recreation Center in early December, we were lucky to be able to find the space available in June. At the annual meeting, members will elect three Board members and get updated on SPHA issues and activities of the Board on behalf of the homeowners' association.

Salt Pond Board Meetings



Owners are cordially invited to attend monthly Salt Pond Board meetings, which are usually held on the third Friday of the month at 2:00 p.m. However, Board meetings are occasionally scheduled for other times. **(Note that the January thru March schedule is different).**

The current schedule for 2007 follows:

Jan 12 (9:00 a.m.)	Jul 20
Feb 16 (9:00 a.m.)	Aug 17
Mar 16 (9:00 a.m.)	Sep 21
Apr 20	Oct 19
May 18	Nov 16
Jun 15	Dec 21

Please be sure to check the Community Center mailroom for notice of any changes in the regularly scheduled dates or time of meeting.



Homeowners Insurance at the Beach



You've probably heard something about the impact that recent hurricanes have had on the insurance industry. Some large homeowners insurance companies have announced they will stop writing new policies in some coastal areas of the mid-Atlantic region and will otherwise limit coverage in coastal regions.

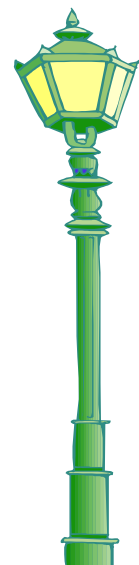
A recent Washington Post article states that finding insurance in such areas is not as easy to do as in the past and is becoming more expensive. Buyers and sellers in coastal Delaware just need to be aware that arranging for new home insurance coverage (or continuing coverage) may take a little more time and be somewhat more costly.

Street Light Out?

With long, dark winter nights, our street lights are very important to light our way around the Salt Pond.

If you notice that a light is out, please report it to Donna Hemphill at Legum & Norman (537-9499).

Please identify the streetlight by the number on the street light pole.



RECYCLING UPDATE:



If you recycle and are interested in curbside pick-up, call the Delaware Solid Waste Authority (DSWA) (1-800-404-7080) or visit the website at

www.dswa.com. Currently, the program costs six dollars per month, billed semi-annually. A specially-marked bin and material-specific, clearly-marked bags are provided to each participating household.

To date sixteen families are participating in the voluntary recycling program in the Salt Pond. If we can encourage more to participate, we could be eligible for a discount.

Rules and Regulations - But Why?



Salt Pond owners sometimes wonder why there are rules and regulations associated with the recreational facilities, Community Center rentals, architectural standards, and Salt Pond Covenants. All homeowners associations have them ..but why?

For the recreational facilities, the answer is, first and foremost, safety. We want to ensure that all owners, their families, and guests are safe and avoid injury. We want your use of the facilities to be an enjoyable, comfortable, and social experience.

We also want to protect the facilities from both unintentional damage and vandalism, thereby protecting the homeowners' investment (through your annual dues) in those facilities. The rules are in place to meet these goals.

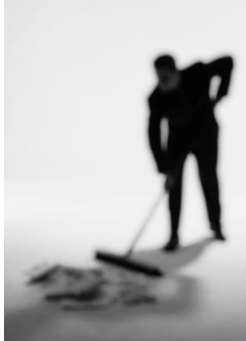
The rental rules are intended to make use of the Community Center easily, equitably, and affordably available for rent to owners and others, and to help defray some of the expense of upkeep and operations.

The architectural regulations and Salt Pond Covenants, originally drafted by the developer, are designed to ensure the overall beautiful appearance, character, compatible design, and environmental qualities of the community.

We urge you to take time occasionally to review and understand those rules and regulations. Copies of the recreational rules and regulations are distributed to owners each year. Copies of the architectural standards and Salt Pond Covenants should have been provided to buyers at settlement. Information on Community Center rentals is available from Mary Davis (537-6665).

If you have questions about the rules, feel free to discuss them with a Board member, or Legum & Norman, SPHA's property manager.

Stone and Gravel Driveways



The stones in these driveways have a habit of creeping out into the Salt Pond streets. Help us keep the community looking good by occasionally sweeping the stones or gravel back into your driveway. Thank you.

Community Center News



Now is the time to plan your spring or summer party or family gathering -- when the calendar is relatively open and you have your choice of dates.

Rates are the same for this year - \$35 per hour plus \$2 per person for Salt Pond owners. And remember to let friends and family who

don't live here know that they also can rent our clubhouse for \$60 per hour plus \$3 per person with a refundable \$100 deposit.

For parties of 50 or more people, there is a required \$100 cleaning fee. Also, if you are involved with some club or organization that is looking for a regular meeting space, we do make special arrangements for such situations.

Book now and avoid the rush. For clubhouse availability, call Mary Davis at 537-6665.

Community Center Canopy

Due to wear and tear, the canopy over the entrance to the Community Center has been taken down. The Board is exploring options to replace the canopy with something similar, or construct a more permanent covered entryway. Stay tuned!

New Tables!!

SPHA now has eight new fiberglass tables for use at functions utilizing the Community Center. Replacement of some of the old tables was long overdue. Thanks to Dick Crawford and Dave

Flickinger for a job well done.

Ponds and Wetlands Update



Salt Pond Beach Area

Thank you for responding to our request to remove your kayaks and canoes from the Beach Area. In September, there were over forty kayaks and canoes in the area. By the first of December, there were only 5 kayaks and a canoe left.

These boats were put in storage and can be claimed by calling Louis Herndon (302-539-9452). There is a \$20 fee for getting them out of storage.

Since the Beach Area is part of the wetlands and sensitive to damage, next season we are going to install racks in the area in order to keep the boats off the ground. There may be a small registration fee to help pay for the racks. Bottom-line, the area has become an excellent asset to the Community. Our homeowners and guests

have the opportunity to enjoy another recreational amenity at Salt Pond.

Ponds and Wetlands Committee Members

As we get closer to assuming the responsibility for the wetlands and ponds in the common areas, the role of the Ponds and Wetlands Committee will change to management of this valuable asset of the Salt Pond Community. In the last newsletter we asked for volunteers to serve on the Committee in various roles. We are very fortunate to have three people step forward. Thank you, Louis Herndon, Dick Kimball and Jim Nist. Bill Frick, Paul Thompson and Dick Regester will continue to

be on the Committee. Paul Marley dropped off to make room for his new activities. Paul, thanks for several years of excellent contributions.

Landscaping Guidelines



The Architectural Review Committee (ARC) has jurisdiction over construction on all single family lots. In addition, topographic and vegetation characteristics of all property

within the Salt Pond shall not be altered by removal, reduction, cutting, excavation or any other means without the prior written approval of the ARC. No trees measuring 6" in diameter at a point 2' above ground level shall be removed without written ARC approval. (See Salt Pond Covenants and Architectural Standards)

We ask that you not forget the above restrictions, should any exterior modifications be required or desired. Do not misconstrue this regulation, should emergency tree removal be required to protect your home. In all other cases, please call the ARC or Donna Hemphill

Continuing Activities	
<p>Water Aerobics * (fee required see below)</p> <ul style="list-style-type: none"> • 8:00 a.m., Monday through Friday • Contact: Jan Shaeffer (537-4678) 	<p>Low Impact Aerobics</p> <ul style="list-style-type: none"> • 9:00 a.m., Fridays
<p>Yoga Classes</p> <ul style="list-style-type: none"> • 9:15 a.m., Mondays • 10:30 a.m., Wednesdays 	<p>Book Club</p> <ul style="list-style-type: none"> • 7 p.m., 2nd Tuesday of each month Contact: Nancy Gunn (537-4355)
<p>Party Bridge</p> <ul style="list-style-type: none"> • All levels of play, just for fun! • 2:00 – 5:00 pm, 2nd & 4th Mondays • Contact: Nancy Gunn (537-4355) 	<p>Duplicate Bridge</p> <ul style="list-style-type: none"> • Get Masterpoints ACBI Sanctioned • 10:00 a.m. – 4 p.m., Tuesdays Contact: Beth Mallon (539-5225)
<p>Couples Golf</p> <ul style="list-style-type: none"> • 1:30 p.m., Thursdays • 9 Hole Scramble followed by Potluck at Community Center • Must call Pro Shop to register • Contact: Mark Hopkins (537-6764) 	<p>Ladies Golf</p> <ul style="list-style-type: none"> • 9:00 a.m., Wednesdays • 9 Holes • Must call Pro Shop to register • Contact: Carol Calhoun (537-9933)
<p>* \$5 per day, \$20 weekly, or \$40 monthly</p>	

at L&N (302-537-9499)
before removing trees that
fit the above description.

SPHA Greatly Appreciates...

Bill Shepard, who has served on the Salt Pond Board as Treasurer and who served on the Transition Committee before that! Bill has recently stepped down from the position of Treasurer and Board member. He has devoted many hours to Treasurer position and other SPHA responsibilities on behalf of the community. His common sense, quiet humor, hard work, and budgeting skills were great assets to the Board. Please join the Board in thanking Bill and May (a supportive spouse!) for their contributions to the Salt Pond. We hope that they enjoy more free time for family, travel, golf and other pursuits!

Social Butterfly Event

The Social Butterflies are back! They're planning a party for Salt Pond for April. Check in the Salt Pond mail room for news of the date and time, which will be posted a couple of weeks before the event. We're looking forward to it!



A Reminder

Please note that fees are due to Architectural Review Committee, under the following conditions:

- For new construction, there is a one-time \$1,000 escrow, payable by owners to the Architectural Review Committee, and refundable at the time that landscaping is completed.
- New house plans submitted for approval must have a check for \$200 attached. This amount is non-refundable.
- Any renovations, additions, or exterior changes with a plan must include a check for \$100. This amount is non-refundable.
- All checks should be made payable to the Salt Pond Architectural Review Committee.

Salt Pond Homeowners Association
 C/O Legum & Norman
 C4 Edgewater - Sea Colony East
 Bethany Beach, DE 19930

Salt Pond Homeowners Association Board of Directors	
<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> Vacant	
<i>Member</i> Katherine Coulson	539-3935
<i>Member</i> Dick Crawford	539-2450
<i>Member</i> Ken Dunn	539-0593
<i>Member</i> John Gilsenan	539-5873
<i>Member</i> Bill Kester	539-3939

Salt Pond Homeowners Association Committees		
Architectural Review	Donna Villani	539-5100
Ponds & Wetlands	Dick Regester Acting Chair	537-0240
Engineering	Ray Miller	537-6685
Finance	Vacant	
Insurance	Dick Crawford	539-2450
Landscaping	Louis Herndon	539-9452
Recreation	No Chair Assigned	
Community Center	Mary Davis	537-6665
Rentals	Anne Allen	541-0954
Transportation	John Gilsenan	539-5873
Legum & Norman	Donna Hemphill	537-9499