



Salt Pond Newsletter

Homeowner's Association



The President's Corner

APRIL 2008



I am writing this column as I end my "snowbirding" in Southwest Florida. While away, I've continued to participate daily by electronic email and have attended regular Board meetings by telephone. You should be very pleased with the work done by your Board of Directors, Board Committees, and community volunteers in the last three months. You will read more detailed information in other columns within this newsletter, but I would like to summarize some of the more important projects begun and completed since the beginning of January. You are all aware, I'm sure, that settlement on the new Salt Pond Golf Club took place on January 3, 2008. Immediately thereafter, work began on revitalizing the Pro Shop and modernizing its equipment. The work is now nearing completion with the installation of cable TV to, among other uses, allow rapid identification of approaching weather conditions. If you haven't seen the new, improved facility, please stop in.

The budget for the golf club has been completed and you will be pleased to know that, due to good weather and improved, innovative marketing, we are doing better than projected and already have increased membership above March expectations.

General Manager, Bruce DeForest, and Golf Pro, Art Whaley, are taking an active role in planning for the new season and have provided valued information based upon their vast experience in the golf business. With their assistance, we will be implementing a training program for ranger volunteers. Already, we have had a number of homeowners volunteer to assist in marshaling to improve the golf experience at Salt Pond.

In the planning stages is a "Grand Opening" of the new Salt Pond Golf Club. Being discussed are two shotgun golfing competitions, a ribbon-cutting ceremony attended by local celebrities, and expanded news coverage.

We are in the process of forming the new Salt Pond Golf Club Corporation and already have all insurance coverage in place. The processes for obtaining food sales and liquor licenses have begun.

Our environmental company, Envirotech, continues to work on improving our ponds and wetlands with results already evident. They have identified areas that present problems with the conservation easement agreement and have passed this information on to the Board. A committee has begun the planning process to identify and educate the homeowners involved.

The Board looks forward to another positive year in the Salt Pond Community. On a personal note, I want to thank all those who "stepped up" while I was away. You have allowed Salt Pond to continue as a community looked upon as "the place to live" at the beach.

Bill.



In the very near future, the SPHA anticipates sending the quarterly newsletter to most home and lot owners via email. Besides the significant savings in cost and resources, using email will provide for faster and more convenient communication.

Those owners without Internet access and email will continue to receive a mailed copy of the SPHA quarterly newsletter. Any owner desiring a mailed copy of the newsletter, in addition to an email copy, may receive both by submitting a request via email to Michael Headman at Info@SPHAMembers.org. Home and lot owners who have not yet submitted their email address to Legum & Norman or the SPHA Board of Directors should send it to Gary Clipp at webmaster@SPHAMembers.org with a copy to Michael Headman.



If you have not received your copy of the April Newsletter by May 1, please contact a Board member or send an email to webmaster@SPHAMembers.org.

Thank you for your support and cooperation.

Community Reminders and Updates

ANNUAL MEETING: The 2008 Annual Meeting of the Salt Pond Homeowners Association will be held on Saturday, June 7, 2008 from 2 to 4 pm at Northside Park, located at 125th Street and the Bay, in Ocean City, Maryland. This meeting will include an election of Board members, Board and Committee reports, information and update on the Salt Pond Golf Club, and a question and answer period.



BOARD NOMINATIONS: In preparation for the upcoming election, the Board of Directors (BOD) mailed a letter in early April to all home and lot owners seeking candidates to run for the Board. These positions are for three (3) years, July 2008 through June 2011. If you are interested in serving on the BOD, please submit your name, lot number or Salt Pond address, phone number(s), and a short biography of approximately 225 to 250 words by Wednesday, April 30, 2008. You may respond by email to Donna Hemphill at (dhemphill@legumnorman.com), by fax (302-539-1447), or by mailing the nomination form (enclosed in the April mailer) to: SALT POND HOMEOWNERS ASSOCIATION, C/o Legum & Norman, C4 – Edgewater, Sea Colony East, Bethany Beach, DE 19930 ATTN: NOMINATIONS

SPRING CLEAN UP: To avoid getting a letter from Legum & Norman, SPHA's Management Company, it is time to spring into action and clean up the yard, power wash the house as needed, and add that extra coat of paint if peeling to make everything look its best. Your neighbors and L & N will truly appreciate your efforts.

OUTDOOR POOL OPENING: The outdoor pool will open Saturday, May 24, 2008.

The hours of operation are as follows: Sunday thru Thursday: 10:00 am to 6:00 pm

Friday and Saturday: 10:00 am to 7:00 pm

Adult lap swimming will be held from June 28th to September 1st, 9:00 am to 10:00 am.

The indoor pool will close Friday, May 23rd, and reopen on Tuesday, September 2nd.

SALT POND GOLF CLUB GRAND OPENING: A gala grand opening event will be held on May 17. This special golfing event is planned for the first 200 men and women who register. Shotgun rounds will begin at 8 a.m. and 1 p.m. For questions, call Art in the newly-upgraded clubhouse at 302-539-7525 and/or see expanded report in this newsletter. **"PLAY Without Devoting The Day"**

BETHANY WOODS: Signs for Bethany Woods, a development of 19 singled family homes located adjacent to the Salt Pond Community, have been placed along/near the entrance on McCoy's Way. The SPHA Board has been in regular communication with the developer over the past 9 months and is satisfied with the planning and proposed development.

Treasurer's Report

Highlights: The SPHA Board of Directors (BOD) is pleased to report that 2007 ended in excellent shape. Although the 2007 audit is in process and the final numbers might change slightly, bottom line - we were not only able to make our budgeted \$24,000 contribution to reserves, but we had an excess of revenues over expenses of approximately another \$42,000. Therefore, we – the Board and the SP community - will be able to contribute another \$42,000 to reserves. We were able to achieve this excess in revenues over expenses due to the superior work of the committee heads performing their duties at less cost than budgeted without impacting the quality of services to the community, through the negotiation of contracts, and the generation of over \$20,000 in interest income. Some examples of improvements made in 2007 are repairs and upgrades to the community center facilities, a new pool fence, and initiating a major pond maintenance program - all done at less than budgeted. Thank you, Committee Heads!!



As a community, it is critical to build reserves because there are future expenses, such as road repair and community center roof replacement, facing the Salt Pond in 2011/2012. We need the reserves to fund these replacement costs. We made significant process to building reserves in 2007 and we need to continue this plan into the immediate future.

Audit: PKS, the external auditor, is in the final stages of the 2007 Audit. One issue is how to set up the Golf Club as a separate SPHA owned corporation so that SPHA can maintain its "not for profit" status and still take full advantage of all the tax regulations. These concerns are being very carefully analyzed with advice from our auditors and lawyer so as to best benefit the SPHA.

Because the BOD did an audit in 2006, the 2007 Audit will be completed in a timelier manner. The Board planned to schedule an audit every third year to ensure that all accounts are accurate; however, because of the Golf Club acquisition, the BOD has recommended that another audit for 2008 be performed. Then, we can initiate our plan for an audit every third year. The BOD expects the 2007 Audit to be completed by May and copies will be available at Legum and Norman (L&N) offices in Sea Colony

2008 Budget and Reserve Study: The approved BOD 2008 Budget process is completed and is part of the 2008 financial reporting system. The Board also completed the 2008 Reserve Study. The Reserve Study is designed to forecast our community replacement costs over the next 15 years. The draft 2008 Reserve Study was presented to the BOD for comments and approved. The biggest challenge facing the community and the Board is to continue the increase in replacement reserves to make future replacement and improvements and yet have planned reasonable financial impact on annual fees. The final draft 2008 budget only increased annual assessments 5% to cover cost of living increases. However, the Reserve Study indicates we have a choice to make in 2009 as far as how we meet the reserve needs in the future. We can make a 10% or so increase in assessments for the next three years (then have a decrease) or keep the increase at "cost of living" and have a minor (less than \$1,000) special assessment in 2011/2012. A BOD presentation of the options will be made to the community this summer. Bottom line: both options are reasonable, planned, and not excessive. Input is welcome. This decision will impact the final 2009 budget.

Additional Information: For further details, interested community owners are welcome to review the monthly Financial Reports from L&N at their offices at Sea Colony. Finance related questions may be submitted via the "Contact Us" feature on the Salt Pond website (www.sphamembers.org) or by leaving a message with Donna Hemphill at the L&N office, 302-537-9499.

Golf Club – Financial Report

The Salt Pond Golf Club has done well in its first two months of operation. The revenue goal was \$3,000 and we did over \$5,800. We also received \$2,500 from Coca-Cola for marketing their products and sold an older trailer for another \$500. And, thanks to the excellent membership program by the Board's Marketing Committee, the golf club has already received more than \$30,000 in membership income as of March 18th.

The Pro Shop and Club House renovations are completed and we welcome everyone to stop by and see the upgraded facility. The Pro Shop is now getting in new merchandise and plans on ordering more merchandise in April now that membership income is increasing.

Currently, there are only two owners who have not made their Golf Club Special Assessment payment. The Board is in contact with them and expects to receive their payments in April.

The Board sends a thank you to all the community members who helped in getting the Golf Club up and operational. A special thank you goes to Chuck Gularson, Board Treasurer, who spearheaded this tremendous effort.

"PLAY Without Devoting The Day"

As soon as it was announced that we were the proud new owners of the golf club, a Golf Committee was established and they have been working hard ever since to improve future operations and increase membership. The new slogan was just one of their innovative ideas! The committee has so far created fresh marketing strategies and promotional pieces which include our own letterhead, membership posters for the pro shop, a colorful brochure, and a new rate card. The promotional brochures were mailed to all Salt Pond residents as well as 12 neighboring communities and will also be placed in various businesses around town and in the Chamber of Commerce.



The committee has successfully worked out a budget to allow for not only the initial concentrated drive to increase membership, but a viable budget for future improvements which will keep our golf club operating profitably.

An initial letter was sent by Bill Kester, president of the Salt Pond Homeowner's Association, to all Salt Pond residents and 12 neighboring communities to announce that Salt Pond homeowners are now in charge of operating the golf club. The brochure and other marketing pieces will hopefully boost the number of annual memberships, increase the use of our club for regular play, and offer incentives to draw in more golfers on a daily basis for lessons, large group events, and special tournaments.

Also, a decision has been made to expand the snack bar menu and increase its hours of service from 8:00 a.m. until 5:00 p.m. during the spring and summer months. The expanded hours will be an added convenience for both golfers and those who use the swimming pool.

The Golf Club Committee welcomes any marketing suggestions you may have for creating special events to draw in more players on a weekly basis or increasing our annual membership. Please feel free to call or email anyone on the Committee with your ideas.

Golf Committee Members

Dick Crawford (539-2450) skin522@msn.com

Bill Loschmann (537-6248) b.loschmann@mchsi.com

Ronnie Malone (537-7162) rmalone6161@verizon.net

Hugh O'Neal (537-2868) jagbon@verizon.net

John Shaughnessy (610-246-4298) shaughnj@gmail.com

Laurie Shelton (537-7588) laurie.shelton@longandfoster.com

Chuck Young (537-5290) cydy@verizon.net

More Salt Pond Golf Club News:

Grand Opening

Mark your calendars! A gala opening event will be held at the **Salt Pond Golf Club** on May 17. Purpose of the event is to acquaint the public with the Salt Pond Golf Club under the ownership of the Salt Pond Homeowner's Association. This special golfing event is planned for the first 200 men and women who register. Shot gun rounds will begin at 8 a.m. and 1 p.m.



At noon, local elected officials will join Bruce DeForest, superintendent and general manager; Art Whaley, golf professional; and Salt Pond Homeowner's Association officers in cutting a special ribbon. Luncheon for participants in the event will follow in the clubhouse.

“PLAY Without Devoting The Day”

Members and non-members, and golfers of all levels, are encouraged to play. “Handicaps are not required,” said Art. “We’ll have prizes for some of the usual categories, such as lowest score and closest to the pin, but also for worst score, because this gala opening will be primarily a fun event,” he noted.

Each SP homeowner will soon receive a letter with additional information and an application to register. Deadline is May 10. Rain date is May 18. For questions, call Art in the newly-upgraded clubhouse at 302-539-7525.



Salt Pond Rangers - Call for Volunteers

A program for identifying, selecting, training and scheduling of rangers to patrol the Salt Pond Golf Course is in process. The rangers will be responsible for assisting players on the golf course and for providing guidance to players and other individuals as required.

Individuals who are interested as serving as a volunteer ranger are asked to contact Art Whaley either by calling him at (302) 539-7525, by sending an email to ProShop@SaltPondGolf.com, or by contacting Art directly at the Salt Pond Golf Club Pro Shop. Individuals selected for the program will be required to attend a ½ hour orientation session in order to qualify for the program. Rangers will be asked to volunteer for one, 5 hour shift per week when they are available.

The ranger program will be in effect beginning on the first weekend in May and running through the first weekend in October. In May and September, the program will be in effect on Friday, Saturday, and Sunday. During the prime time months of June, July and August, the program will be in effect Monday through Sunday. There will be two, five hour shifts per day. The morning shift will run from 7:00 am through noon, the afternoon shift from noon to 5:00 pm.

The responsibilities of the rangers shall include, but not be limited to:

- enforcing the cart path only rule
- ensuring against pedestrian
- improving the pace of play as required
- respecting owner's property rights
- encourage the use of out of bounds rules

The keys to the success of the ranger program include being visible to all users, promoting the golf course as a unique place to play, and presenting a cheerful positive image to owners, guests and players. The Golf Club Committee thanks you in advance for your interest and commitment to serve in this very important role.



Recycling

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 on wheels is provided to each participating household. Sorting of items is not required. If more residents participate in the recycling program, Salt Pond residents could be eligible for a discount.

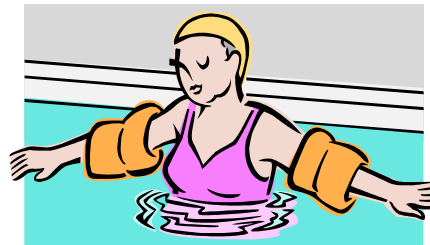
House Numbers In the interest of safety, the Salt Pond BOD urges all residents to ensure that their house number is visible from the street. Emergency responders recommend that no less than four (4) inch high, block style numbers contrasting to the color of your structure be used.



ON-GOING COMMUNITY CLASSES & ACTIVITIES

Water Aerobic

Monday through Friday 8:00 AM
Contact: Jan Shaeffer (537-4678)
\$5 drop-in fee or \$50 monthly



Low Impact Aerobics*

Thursdays (Laura) 8:30 AM

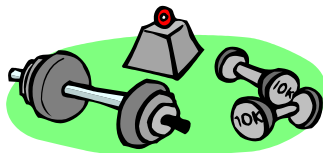


Yoga Classes*

Mondays (Angela) 9:15 AM
Wednesday (Ann Marie) 9:00 AM
Friday (Angela) 10:30 AM

Chair Yoga*

Wednesday (Ann Marie) 10:30 AM



Strength Training*

Friday (Angela) 9:15 AM
*Call Shirley Hudson for information, 539-0732



Book Club

The Salt Pond Book Club meets the 2nd Tuesday of the month at 7 PM. The meetings are held in member's homes. Contact Rosie Marks (537-2901) for information concerning the book that is being read as well as the location of the meeting. There also will be a notice posted on the bulletin board in the mail room.

Couples' Golf

9 hole scramble followed by either a pot luck dinner in the Community Center or dinner at a local restaurant. Call Pro Shop (302-539-7525) to register
Schedule Times:



January 4 – March 29 and October 5 – December 28

Arrive: 1:30 pm - Tee off: 2:00 pm

April 5 – September 27

Arrive: 2:30 pm – Tee off: 3:00 pm

Contact: Robert Poetsch (302-541-5636)

Party Bridge

All levels of play, just for fun! 2:00 – 5:00 PM, 2nd & 4th Mondays



Salt Pond Women's Club



The Salt Pond Women's Club brings women of the Salt Pond together to socialize and enjoy various topics of interest, a fashion show, trips and special luncheons. Meetings begin in September and continue once a month through June. There is a small membership fee of \$15.00 for the year. Light refreshment is served at 9:30 AM with a business meeting beginning at 10:00 AM followed by our program Meetings are normally held on the 1st Monday of the month in the Salt Pond Community Center. Each year the Salt Pond Women's Club sponsors the Salt Pond Homeowners Holiday Party. This year it was held at the Salt Pond Community Center.

The remaining schedule for the year:

April 7 Fashion Show

April 15 Nassau Valley Winery Tour

May 5 Real Estate and Seniors

June Luncheon

SPHA BOARD OF DIRECTORS

President Bill Kester 539-3939

Vice Pres. Dick Crawford 539-2450

Secretary Gerry Buckley 539-2342

Treasurer Chuck Gularso 539-8228

Member Katherine Coulson 539-3935

Member Michael Headman 537-4395

Member Jim Kennedy 541-9382

Member Ronnie Malone 537-7162

Member Don Praisner 539-6816

L&N Donna Hemphill 537-9499

SALT POND COMMITTEES

	<u>CHAIRPERSON</u>	<u>BOD LIAISON</u>
Architectural Review	Donna Villani (539-5100)	Don Praisner (530-6816)
Calendar	Kathryn Coulson (539-3935)	Same
Club House Maint.	Michael Headman (537-4395)	Same
Club House Rental	Mary Davis (537-6665)	Bill Kester (539-3939)
Communications	Michael Headman (537-4395)	Same
Engineering	Ray Miller (537-6685)	Don Praisner (539-6816)
Finance	Chuck Gularson (539-8228)	Same
Golf Club	Chuck Gularson (539-8228)	Same
Insurance	Dick Malone (537-2267)	Chuck Gularson (539-8228)
Landscaping	Chris Brown (539-2602)	Gerry Buckley (539-2342)
Legal	Jim Kennedy (541-9382)	Same
Newsletter	Dick O'Leary (537-9261)	Michael Headman (537-4395)
Planning & Zoning	John Gilsenan (539-5873)	Jim Kennedy (541-9382)
Ponds & Wetlands	Louis Herndon (539-9452)	Ronnie Malone (537-7162)
Recreation	Bill Loschmann (537-6248)	Bill Kester (539-3939)
Salt Pond Plaza	Cheryl Wisbrock (537-9339)	Bill Kester (539-3939)
Transportation	Chuck Gates (539-0456)	
Websites	Gary Clipp (541-4349)	Michael Headman (537-4395)

"PLAY Without Devoting The Day"