



Salt Pond Newsletters

Homeowner's Association



The President's Corner

July 2008



The summer season is upon us, and with the closing of schools, we have witnessed an influx of people enjoying the amenities of our community. Our "Grand Opening" of the golf club was well attended, and everyone enjoyed the golf challenges and luncheon.

At the annual meeting in June, you re-elected Chuck Gularson and Jim Kennedy for another three year term and Gary Clipp as a new Board member. We welcome all three and look forward to another year of positive accomplishments by your Board.

If you stop by the community center, you will notice workers power washing the building and replacing worn cedar shakes. A coat of stain will complete this project. Also, bids for road repair work are presently being solicited. As you may know, our roads are in need of major work. Treasurer Chuck Gularson hopes by the year 2012 we will have sufficient monies in the reserve fund to repave all the roads. In the meantime, we will be doing emergency patch work.

At the end of June, we experienced some vandalism on both the golf course and community center. The golf course was vandalized in the daytime while golfers were still playing. The community center was vandalized the following night. There is a committee that patrols in the evening to protect the property, but each one of us needs to be vigilant. If you witness destructive behavior, please notify the State Police first, and then a Board member as soon as possible.

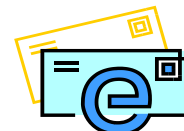
I look forward to seeing you this summer and hope you will join the BOD and your neighbors in the "first annual" homeowners pool party on July 19th.

Gerry Buckley



As announced in the last Newsletter, the SPHA is now sending the quarterly newsletter to **457** SPHA members via email. The test in April proved very successful. Besides the significant savings in cost and resources, using email will provide for faster and more convenient communication.

Those members 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 Info@SPHAMembers.org. SPHA members who have not yet submitted their email address to Legum & Norman or the SPHA BOD, should send it to Gary Clipp at webmaster@SPHAMembers.org.



Thank you for your continued support and cooperation.

2008 SPHA Annual Report and Meeting Minutes:

The Annual Report of the Salt Pond Board of Directors and Committees along with the Meeting Minutes have been posted on the SPHA website on the HOMEOWNERS page under Annual Meeting. Copies of the report have also been placed in the mailroom and are available at L&N.

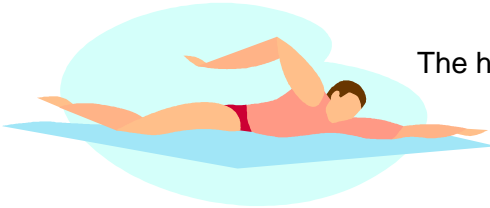


The 2008 Annual Report is 12 pages in length and provides a comprehensive summary of all Board and Committee activities for the past year. The Meeting Minutes include discussion items, including the Bethany Woods Proposal. Homeowners are encouraged to read these documents and contact BOD members or committee chairs should there be specific questions or concerns.

Outdoor Pool Opening:

The outdoor pool is open!

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.

Landscape Committee Request:

The Landscape Committee would like to plant 4 crepe myrtles along the median strip toward the entrance to the Recreation Center and one or two trees on the canal. These would be "In Memory of Our Loved Ones". A tree with plaque would cost approximately \$80. If you are interested in purchasing a tree or contributing toward a tree, please contact Loeda Stango, ph. 537-0123.



We are also in need of flower bulbs for fall planting as well as plants for next spring. If you have bulbs or plants that are deer resistant that you would like to share, please contact the Landscape Committee.

Reminder for Dog Owners



Please keep all dogs on leashes. Walk them in the streets or on common grounds. Please keep them off private property and the golf course area. And please, please, please use a baggie and pick up after them. (Remember, do not deposit your baggie in the golf course trash receptacles)

SPHA Treasurer's Report



Highlights: The SPHA Board of Directors (BOD) is pleased to report that the SPHA is on budget through May 2008. Revenues are ahead of plan. However, some expenses are also ahead of plan. Landscaping and Pool Repairs and Maintenance are over budget and steps are being taken to bring these two accounts back within budget by the end of the year. In the Homeowners operating account, there is \$42,000 cash and over \$376,000 in Certificate of Deposits. One CD for \$95,000 matures in July and another CD for \$104,000 matures in August. Two other CD's mature in November 2008 and January 2009 for about \$100,000 each with interest at over 4.4%. So, the SPHA will be in a good cash position the rest of 2008.

The goal is to end 2008 with the same positive position as we did in 2007. We were able to end last year with approximately \$36,000 in excess revenues over expenses. This enabled us to put more funds into the reserve account. We achieved this excess due to the excellent work of the committee heads performing their duties at a cost less than budgeted, without impacting the quality of service to the community. Part was due to efficient negotiation of contracts, and part was due to the generation of over \$20,000 in interest income. We will be starting the 2009 budgeting process in July.

It is important to build reserves because there are future expenses such as road repair and replacement and community center roof replacement facing the SPHA in 2011/2012. We need the reserves to fund these replacement costs. We made significant progress building our reserves in 2007, and we need to continue this plan into the immediate future.

Audit

PKS, our external auditor, has completed the 2007 audit and the audit is on file with Legum & Norman for review by anyone who is interested. Just call ahead to make an appointment.

2008 Budget and Reserve Study

We completed our 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 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 presentation of the options will be made to the community this fall. 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 SPHA members 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.

Salt Pond Plaza Work Group Update:



There has recently been a rumor that Harris Teeter had advertised its Salt Pond Plaza location for sale. The fact is that Harris Teeter has NOT changed its plans to construct and occupy a store in the SPP. Spokespersons for Harris Teeter (HT) continue to state that HT is happy with its other two locations in the area, plans to expand to 5 or 6 total on the eastern shore, and will begin construction this summer at SPP. Harris Teeter has targeted Memorial Day 2009 as its opening date for this store.

However, property owner Mike Zimmerman is interested in selling the Salt Pond Plaza project. The buyer would assume ownership and landlord responsibility to Harris Teeter, the drugstore, and yet-to-be identified bank. It is not clear what the asking price is, what income he projects from those businesses, how serious he is about selling, and how long it might take. At this point, this possibility has no effect on the role or actions of the SPP Work Group or on the development of the Salt Pond Plaza, although the work group is certainly interested long-term in knowing and working with that property owner.

On June 27, representatives of the work group met with the Conservation District to review the proposed stormwater management plan. We had an opportunity to clarify some of the current conditions and asked that approval of the plan be delayed until we provide additional information and our consultant on wetlands and ponds reviews the plan. The Conservation District representative was agreeable to this proposal, but stressed the developer's hope to begin work soon.

A meeting with Harris Teeter is hoped to occur in July. Meanwhile, the work group continues to monitor contacts at the county and state offices and will let the Board of Directors and the community know if/when permit applications or other activities occur.

For further information regarding activities and events surrounding Salt Pond Plaza, please refer to the committee's report in the 2008 SPHA Annual Report. Copies are available at L&N, in the mailroom, or may be viewed on the SPHA website.



Roads and Signs

Recently the installation of new road signs has taken place. The new, "We Love our Children...Please Drive Slowly" signs were placed at strategic locations within the community. In the very near future, the intersection of Bethany Loop and Bethany Loop will become a 4-way stop in an effort to insure a greater degree of safety in that busy pedestrian and vehicle area. Please respect and obey the posted **20 mph speed limit** on all Salt Pond roads.

Legum & Norman (L&N) Manager's Corner

Owners, please make sure that your lawn companies are cutting the grass and doing the maintenance needed on your property.

If you are not here, sometimes, the work is not being done in a timely manner and it generates a letter from our office (L&N) which upsets you. If possible, please have a friend or a neighbor regularly check your property to avoid this problem.





Salt Pond Pool Party



**SPHA BOARD INVITES SPHA MEMBERS & FAMILIES
TO A FAMILY POOL PARTY:**

SATURDAY, JULY 19, 2008

(RAIN DATE JULY 20)

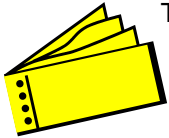
3:30 PM POOL CLOSED TO PREPARE FOR PARTY

4:00 PM – 5:00 PM POOL GAMES AND PRIZES

**5:00 PM – 6:00 PM HOT DOGS, DRINKS, SNACKS
(Served on community center patio)**

6:00 PM – 7:00 PM OPEN SWIM

Recreation Committee Update:



To guard against confusion when your guests use the Recreation Facilities, please remember the following:

Guest Pass: The **yellow guest pass** is for owners to use for their family members who are no longer dependents and their house guests. If the owner chooses not to accompany his family member or guest to the recreation facilities, the owner's photo ID must be sent with the guest pass.

Tenant Pass: Owners who rent their units must have their tenants use a **blue tenant pass** for access to the recreation facilities. **A yellow guest card is not acceptable for renters.** Tenant passes may be purchased by the owner with his photo ID or by tenant with his lease.



Bethany Woods Update

Five BOD members met with Rick Judge, developer of Bethany Woods, on Thursday, July 3. Although the proposal remains essentially the same as presented at the Annual Meeting in June, the BOD agreed to put his proposal in the newsletter and gather feedback from homeowners. The proposal is outlined below:

1. Membership in Salt Pond amenities (fitness center and indoor and outdoor pools) would be optional to those purchasing in the Bethany Woods development.
2. The family membership fee would be \$5000 and non-transferable.
3. The developer would guarantee and limit to a **maximum** of 10 memberships or \$50,000 within 18 months on a trial basis, unless the SPHA decided in the future to permit more.
4. Membership would be for owners and limited guests only (NO RENTERS).
5. An initial \$500 annual fee would be assessed to continue membership per family in Salt Pond amenities.
6. Bethany Woods members would pay a pro rata share in any special assessments for amenities.
7. The \$100 guaranteed fee per year per lot for road fund as written in easement agreement is not contingent on membership in Salt Pond amenities.
8. The developer's attorney would draw up all necessary paperwork and submit for BOD review.

You can contact BOD members by sending an email to: info@sphamembers.org. We thank you in advance for your feedback.

Ponds and Wetlands Committee Report:

The Ponds & Wetlands (P&W) Conservation Easement meeting, held at 1 PM on Saturday, June 21, at the Community Center was attended by approximately 45 homeowners and committee members. Todd Fritchman of Envirotech and Jim Beachboard, P&W committee member, provided important and valuable background and information to community owners regarding the Memorandum of Agreement (MOA), the Conservation Easement (CE), Protected Wetlands, and other related topics. It was stated that the primary purpose of the “CE” is to assure that the CE area “will be retained and maintained forever in its natural, scenic ...condition”, and to “prevent any use. ...that will impair or interfere with its values.”



While a specific list of what can and cannot be done in the CE and Wetland areas was not provided at the meeting, the P&W Committee has determined the following general guidelines.

Conservation Easement (CE): The CE falls under the jurisdiction of the State of Delaware, acting through the Department of Natural Resources and Environmental Control (DNREC).

IN AGREEMENT with DNREC, SPHA homeowners and guests are to follow these guidelines:

Homeowners MAY NOT perform the following within the CE Area:

- Mow
- Clear Cut
- Remove natural trees, shrubs, grasses
- Plant (except with approval of SPHA and their Environmental consultant)
- Create compost areas or dumping/digging
- Introduce hardscapes (structures, concrete, pavers, stones/slate, lawn furniture)
- Interfere with natural swales and/or natural pathways
- Spraying of chemicals/insecticides
- Disturb natural setting

Homeowners MAY:

- Mow up to CE line (soon to be identified with boundary signs)
- Maintain NATURAL trails or walking paths to access ponds (pathways may NOT be created by cutting) not to exceed three (3) feet in width. Use of wood chips, pine needles and pines ONLY are permitted for pathways. (NO mulch).
- Fish in non-golf course ponds
- With approval and assistance of SPHA authorized qualified and licensed environmental specialist, members may:
 - Manage water quality
 - Eliminate invasive/unwanted vegetation and brush
 - Plant approved flora/fauna

The P&W Committee Chairperson, Clayton (Chris) Brown (539-2602), and Jim Beachboard (541-8007) are available to meet with individual owners to discuss and share these important matters and to help reestablish the “**No Disturbance/No Mow Areas**” within the CE. Please do not hesitate to contact either of them or Michael Headman (537-4395), BOD liaison, should you have any questions or concerns. It is critical that the community retain forever its scenic, open space, and natural character.



Phragmites: Pictured - An undesirable and invasive vegetation. **DO NOT CUT OR MOW!!!** That will only make matters worse. Contact the P&W Committee to learn how to eliminate this extremely undesirable plant.

Golf Club



The first season of the new Salt Pond Golf Club began with a very successful Grand Opening in May.

A shotgun Captain's Choice tournament had entries both in morning and afternoon competition. Local dignitaries joined over 130 participants in a luncheon sponsored by the Golf Club and catered by Luna Tuna's Diane Turner.

Diane is also now running **Birdie's**, the snack bar on the 9th hole. In addition to the expected hamburger, hot dog, soda menu, she is offering shrimp, chicken salad, and veggie wraps. Very often, Diane is providing specials. She has had crab cakes, soft shells, fresh tuna steaks, and other gourmet treats featured on her menu upon occasion. In fact, homeowners have been going to Birdie's for lunch, and also just before 4:00 PM to order food for dinner! Birdie's Snack Bar has been a significant upgrade in food service to the golfers and community this year. See a sample menu at the end of this column.

By the time you receive this newsletter, the golf club should also have a license enabling us to sell alcoholic beverages. You can enjoy your favorite brew with the great food. Many golfers and non-golfers have already made Birdie's a frequent luncheon stop. Give it a try, you won't be disappointed.

Golf play over the Memorial Day weekend was amazing. It broke all records for numbers of players. Overall, play has been estimated by pro shop staff as above previous years.

You will be happy to know that a new ranger/marshal program has been instituted. Volunteers from within and outside of Salt Pond have gotten together to provide much needed control on the course. Starting on June 23, 2008, we have had rangers scheduled from 8am to 6pm and a security patrol from 6pm to 8pm on a daily basis.

For your general information, the Board of Directors and Officers of the Golf Club are:

Bill Kester, President*

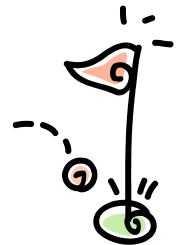
Dick Crawford, Vice President

Michael Headman, Vice President

Chuck Gularson, Treasurer*

Jim Kennedy, Secretary*

(* - Director)



The Golf Club BOD generally meets once per month at 12:30 pm before the SPHA BOD meeting. Minutes are taken and posted on the SPHA website should you like to keep current regarding golf course operations. All interested owners are invited to attend.

On a less optimistic note, there has been some vandalism occurring on the course and around the community center. The BOD is asking all homeowners to be on the lookout for problems and to call the State Police if you notice any damage being done. After making a call to the State Police, please inform a Board member. Let's try to keep our community safe and problem free.

At the regular BOD meeting in May, the Board passed the following resolution in regard to the golf course:

Resolved that the SPHA Board of Directors will recommend that Section 4 of the SPHA Declaration of Covenants, Conditions and Restrictions be amended to require that any future sale or offer for the sale, either in whole or in part of the golf course, may be completed only after a favorable vote of two-thirds of the Association members. In the interim, the SPHA BOD will act as if this provision has been officially inserted in the covenants.

By taking this action, any future decisions regarding the sale of all or part of the golf course will be made only after approval of 2/3rds of the membership. This resolution must be rewritten to fit into the declarations (covenants) and presented to the membership for a 2/3 ratification vote. Most likely, the ratification vote will occur in Spring 2009 with formal adoption at the SPHA Annual Meeting in June 2009.

BIRDIE'S MENU



Straight off the grill

Hot dogs all beef franks	2.95
Hamburger	3.75
Cheeseburger	3.95
Grilled chicken salad wrap	4.95
Shrimp salad wrap	5.75
Chilled gazpacho	2.25
Caesar salad topped with chilled coconut shrimp and a side of black bean and corn salsa	6.95
Muffins *** Daily variety	1.50

Drinks

Fresh ground coffee (free refills)	1.25
Frappaccino (chilled)	1.75
Ice tea 20 oz.	1.75
Lemonade 20 oz.	1.75
Soda's coke, diet coke, sprite	1.75
Bottled water	1.50
Juices 20 oz. plastic bottle Grapefruit citrus zing - Mango, Blood orange, Pomegranate, Blueberry	1.95
Strawberry smoothie	2.25



Also, offered daily for take home: ¼ lb jumbo lump crab cakes \$7.95 (call ahead)

We also have awesome daily and weekly specials - Call and check

(Lobster, soft shell crabs, crab cakes, and more!)

381-7063

344-2823

(Items and Prices Subject to Change)

"PLAY Without Devoting The Day"

Golf Club – Financial Report

The Salt Pond Golf Club has done well in its first six months of operation. Revenues have reached almost \$305,000 and are over \$18,000 ahead of 2007. The real positive is that the big revenue months of July and August are still ahead. Membership is up over 10%, the number of golf rounds played is up and other revenues (including tournaments) are also up compared to 2007. Pro shop merchandise is about the same as last year. Expenses are in line with the budget.



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 Art, the Pro, is ordering more merchandise each week now that membership income is increasing. Art also has the ability to order special request items – so just come in and see him. Also, as noted above, Birdie's provides an additional financial success to 2008 Golf Club operations.

Currently, there is only one owner, who was invoiced, who has not made their Golf Club Special Assessment payment. The Board is in contact with this person and expects to receive their payment shortly.

Lastly, and probably the most important financial item, is that the Board made a \$400,000 prepayment on the January 3, 2009 note payment. We paid interest current thru June 30th. Therefore, the January 3 payment due is down to about \$291,667.

NEW!!!

NEW!!!

NEW!!!

Tennis



Clinics

The Recreation Committee and Marty Godwin, tennis pro, have set up tennis clinics at the Salt Pond this summer. The clinic uses one tennis court on Tuesdays and Thursdays from 11:30 AM for children, age 4 and above. The clinics are available to Salt Pond home and lot owners, renters, and neighboring communities. For more information or to schedule to participate, go to www.MARTYGODWINTENNIS.COM or call 302-226-1697 or 310-418-5000.



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.



Ready for another...

Salt Pond "Yard" Sale



**Saturday, August 9
8:00 a.m. to noon**

If you have household items that you'd love to get rid of, we are planning another one of our community yard sales since the last two were so successful. Tables are restricted to only Salt Pond residents. However, through advertising we hope to get as many "outsiders" as possible to stop by and purchase our treasures! Tables will be set up in the Club House rain or shine.

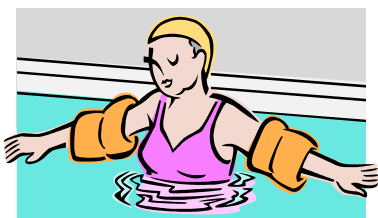
Laurie Shelton and Linda Regan, who organized the last two sales, will once again be in charge of placing the ads, coordinating the tables, reserving the clubhouse, making posters and placing them on several strategic roads. The cost to you is only \$5.00, but you must reserve a table as soon as possible. Please call Laurie at 537-7588 or Linda at 537-7585.

Join us for fun and profit!!



ON-GOING COMMUNITY CLASSES & ACTIVITIES

WATER AEROBICS



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

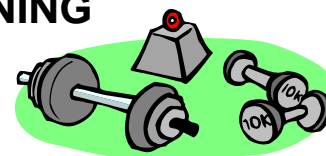
LOW IMPACT AEROBICS

Thursdays (Laura) at 8:30 AM
Call Shirley Hudson for information, 539-0732



STRENGTH TRAINING

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



YOGA



CLASSES

Mondays (Angela) at 9:15 AM
Wednesday (Ann Marie) at 9:00 AM
Friday (Angela) at 10:30 AM
Call Shirley Hudson for information, 539-0732

CHAIR YOGA

Wednesday (Ann Marie) at 10:30 AM
Call Shirley Hudson for information, 539-0732

COUPLE'S 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 & 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)

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.

SALT POND WOMEN'S CLUB



GONE FISHIN'

PARTY BRIDGE

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



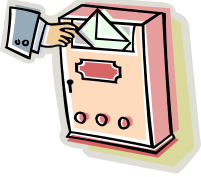
Monthly meetings begin in September and continue through June. Meetings are normally held on the 1st Monday of the month in the Community Center. Light refreshment is served at 9:30 AM, the business meeting begins at 10:00 AM and is followed by an always interesting program.

NO QUARTERS REQUIRED!

Too many guests? Remember the far left side of the parking lot at the Community Center may be used for that overflow parking. You may find it helpful to park one or more of your guests vehicles there for their stay and avoid jockeying the cars around in your driveway.



POST OFFICE BOXES



If you are a new homeowner, and are in need of a postal box in the Salt Pond Post Office, there are still some available on a first come, first served basis. Simply go to the Bethany Beach Post Office and request one.

NO FISHING

Please remember, NO FISHING is permitted on the Golf Course ponds. Fishing by SPHA members and their guests are permitted on the ponds NOT on the Golf Course. Signs will soon be posted on all of the Golf Course ponds. However, in the meantime, if you can see a golfer, chances are it is a Golf Course pond.



SALT POND COMMITTEES

COMMITTEE

Architectural Review
Calendar
Club House Maint.
Club House Rental
Communications
Finance
Golf Club
Insurance
Landscaping
Legal
Newsletter
Planning & Zoning
Ponds & Wetlands
Recreation
Salt Pond Plaza
Transportation
Websites

CHAIRPERSON

Donna Villani (539-5100)
Katherine Coulson (539-3935)
Dick Crawford (539-2450)
Mary Davis (537-6665)
Gary Clipp (541-4349)
Chuck Gularson (539-8228)
Bill Kester (539-3939)
Dick Malone (537-2267)
Loeda Stango (537-0123)
Jim Kennedy (541-9382)
Gary Clipp (541-4349)
John Gilsean (539-5873)
Chris Brown (539-2602)
Bill Loschmann (537-6248)
Cheryl Wisbrock (537-9339)
Chuck Gates (539-0456)
Gary Clipp (541-4349)

BOD LIAISON

Don Praisner (530-6816)
Same
Same
Bill Kester (539-3939)
Same
Same
Same
Chuck Gularson (539-8228)
Gerry Buckley (539-2342)
Same
Same
Jim Kennedy (541-9382)
Michael Headman (537-4395)
Bill Kester (539-3939)
Michael Headman (537-4395)
Gerry Buckley (539-2342)
Same

THE SALT POND HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS

President	Gerry Buckley	539-2342
Vice President	Dick Crawford	539-2450
Secretary	Gary Clipp	541-4349
Treasurer	Chuck Gularson	539-8228
Member	Katherine Coulson	539-3935
Member	Michael Headman	537-4395
Member	Jim Kennedy	541-9382
Member	Bill Kester	539-3939
Member	Don Praisner	539-6816
Legum & Norman Rep	Donna Hemphill	537-9499



***Have A Great
Season!***