

The President's Corner

October, 2008



Most of our summer visitors have returned home and life here in the Salt Pond is somewhat laid back. Your Board of Directors has been active in many areas. Our Treasurer, Chuck Gularson, has done an outstanding job in preparing the budget for 2009 and working to build our reserves. At the end of September we started \$40,000 in road repairs that should provide us with adequate conditions until we resurface all the roads in 2011/2012. The estimated cost of this future project, according to today's oil prices, should be in the neighborhood of one million dollars.

Since June, a committee has been researching various management companies and comparing services and cost. While Legum & Norman has been our property manager for the past years, their accounting services proved less than desirable. The committee recommended to the Board at the September executive session that we self manage, and the Board unanimously approved. We have the accounting system in place due to the golf course. Wendy Parker, who manages the golf course finances, is willing to also assume responsibility for the Homeowners Association. Mary Davis, who presently handles the community center rentals, will take over the daily management duties on a part time basis. Since May, 2007, when control of the development was turned over to the homeowners, many of the contract negotiations, landscaping services, and wetlands programs have been handled by our residents serving on various committees. It is the Board's opinion that we can achieve quality management with a substantial financial savings through self management.

The addition of the twelve memorial trees donated by residents in memory of loved ones has done much to beautify the islands on Bethany Loop and the circle on Canal Way West. The front of the community center now is home to a flag pole that flies the American and Salt Pond flags. The exterior of the community center has been painted; four way stop signs have been installed on the corners of Bethany Loop and Bethany Loop, and the concrete in front of the mail room and on the back patio has been leveled.

Last month I accepted the resignation of Don Praisner from the Board due to his obligations in Montgomery County. Don has served over five years and we are grateful for his service. After asking for both part time and full time homeowners to volunteer for this position I am happy to announce that the Board has selected Jim Beachboard from eight applications. We welcome him to the Board and look forward to working with him.

Gerry Buckley, President



November 2, 2008

SPHA Treasurer's Report



Summary

The SPHA is on budget through October 2008. Some expenses are over budget. Steps are being taken to bring these accounts back within budget by the end of the year. As of August 31, in the Homeowners operating account, the balance was \$36,273 in cash and over \$277,546 in CDs. Therefore, the SPHA will be in a good cash position the rest of 2008.

There is going to be a significant contribution to reserves in 2008. However, it is important to continue 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.

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.

2009 Budget and Reserve Study

We completed our 2009 Reserve Study. The Reserve Study is designed to forecast our community replacement costs over the next 15 years. The draft 2009 Reserve Study will be presented to the BOD for comments and approval in November. The biggest challenge is to continue the increase in reserves to make future replacements and improvements. The final draft 2009 budget includes a 20% increase in annual assessments to continue to build the reserves.

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.

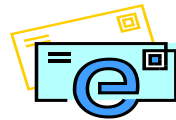
SPHA Email Program



The SPHA Newsletter is now sent electronically to over 500 members. This results in a tremendous savings for the SPHA, and the BOD thanks you. Our objective is to not only reduce costs, but also deliver Salt Pond information to you in a timely and convenient fashion.

To that end, we would like to hear from you how we are doing. Would you prefer to just receive a link to a copy of the Newsletter on the SPHA website? Or, do you prefer to receive it within the Newsletter email itself? This solution can have particular impact on those that do not have a cable or DSL connection. Please send an email to Webmaster@SPHAMembers.org and let us know your preference.

Any owner desiring a mailed copy of the newsletter, in addition to an email copy, may receive both by submitting a request. SPHA members who have not yet supplied their email address, should send it to Gary Clipp at Webmaster@SPHAMembers.org.



Ponds & Wetlands Committee



Ongoing:

- Continue to interface with concerned homeowners whose properties adjoin the non-golf course ponds regarding Conservation Easement matters.
- Continue to interface with Recreation Committee regarding approval and construction of boat racks in the "beach area" to assure compliance with CE regulations
- Have contacted the homeowners whose property faces the beach area and have received positive responses re. the construction of the boat racks

Current activity:

- Have been in dialogue with Kenneth Simpler, Salt Pond Associates, regarding the issue of approval, purchase, and application of Conservation Easement signs to designate "CE" boundaries for the affected homeowners.
- Have contacted Ron Vickers, Manager, DNREC, to meet and address/update the outstanding CE issues

Salt Pond Plaza Work Group Update:



There has been significant site work on the Salt Pond Plaza since our last newsletter report. Monthly updates have been presented at the SPHA Board meetings, and this report will summarize them.

The developer has cleared the lot and installed underground stormwater management materials and equipment, and preparations and work are in process for utilities (water and sewer) to the site. Construction of the actual buildings will likely begin very soon. Harris Teeter is expected to open in early summer 2009.

The Salt Pond Plaza Workgroup negotiating team has met numerous times with the developer, his engineer and broker/business partner. We have met with staff of the Sussex Conservation District and DelDot concerning issues related to the commercial development of this property and its impact on our community, and those agencies have assured that all proper planning and attention were given to the designs as they were submitted for approval.

We have come to a general agreement with the developer on several important issues, and are in the process now of refining the language for legal documents which must be signed by both parties. In summary, we have accomplished the following with approval of the Board of Directors and for the benefit of our community and homeowners:

- Stormwater runoff from the Plaza will be managed by underground and pond facilities so the golf course and neighboring homes should not be negatively affected by the presence of the new Plaza, even in event of a major storm or nor'easter. We retained engineers to work with the developer to ensure the best possible design to retain and discharge runoff. The Conservation District has approved the stormwater management system which resulted from these efforts. Some construction will be required on golf course property, to install the necessary improvements to handle this new requirement, and that work will be performed at a time and in a manner to minimize disruption of the golf business.

- The private roads (Bethany Loop on both the east and south sides of the Plaza) will be repaired as needed during construction, and when the construction is completed they will be fully paved.
- A sidewalk will be installed on the retail side of Bethany Loop, so pedestrians will not be competing for space with vehicles.
- The developer will provide some mitigating landscaping.
- Long-term maintenance of the stormwater management system and roads has been negotiated so the retail property owner will appropriately share those costs with SPHA.

Harris Teeter has indicated that it will meet with us later to discuss additional areas of concern such as lighting, trash removal, delivery schedules, etc. We are optimistic that they will work with us in a sensitive and friendly manner.

Additional and future information will be provided on the SPHA web site and future Newsletter.

Submitted by: Cheryl Wisbrock, Chairperson

Reminder for Dog Owners ... Again



Please keep all dogs on leashes. Walk them in the streets or on common grounds, but **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)

Remember, this upcoming Holiday Season, if you have too many guests, the far left side of the parking lot at the Community Center may be used for your 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.





The Salt Pond Golf Club

has just completed its first summer under the ownership of the Salt Pond Homeowners Association. We are pleased to announce that the Club had a very successful season. Profits exceeded budgeted income and unless unanticipated problems occur, will carry us through the end of the year.

We continue the clearing of overgrown areas near tees, greens, and rough and have begun evaluating methods of maintaining the golf course ponds, especially on hole 18. Greens and rough have been aerated and we anticipate their return to better condition shortly. Bruce DeForest, General Manager and Superintendent, is developing a five year plan for expenses involved in course maintenance and equipment purchase. We plan to be drilling an additional, budgeted, water well early next year to improve our irrigation to keep the course in great condition.

Soon, signs warning of safety concerns regarding walking, jogging, biking on golf paths during playing hours will be installed.

As many of you may be aware we have initiated new mid-season rates. This provides lower costs for homeowners, members, guests, and locals. Visit the golf website (www.saltpondgolf.com) for details. These rates will be in use until November 1, 2008, at which time the winter rates go into effect. In addition, we are beginning a "trial membership" program for the off-season to familiarize players with the course and to entice them to become full members.

We finally received our permanent liquor license from the State of Delaware. The process that began last spring is finally over. Having the license will significantly add to our profits in the future.

"Birdies," the snack bar, completed a successful season serving gourmet food to golfers and non-golfers on a daily basis. We are in the process of discussing next year's golfing season with the same caterer that ran the business this year.

The Board and Executive Committee reluctantly accepted the resignation of Michael Headman as Vice-President of the Golf Club Corporation. We thank Michael for his time and experience which proved invaluable during incorporation, opening, and management of the Salt Pond Golf Club. At a special meeting on October 15, 2008, the SHPA Board of Directors appointed Max Sewald as the

new VP. Max, already involved in Salt Pond landscaping and recreation, will provide extensive executive guidance and golfing experience to the Golf Board.

We want to thank all the volunteers that made this summer such a success. Particularly, we wish to thank the rangers who gave of their time to provide a more enjoyable playing experience for everyone. Not only were there marshals during playing hours, but a group of homeowners even provided security after-hours on the course. The dedication of all volunteers provided greater proof of the pride that we all take in our community

Bill Kester
President, Salt Pond Golf Club



Salt Pond Golf Club Financial Summary

Income Statement: Year-to-date (YTD) through August 2008, the Golf Club revenues were \$648,657 with expenses of \$560,462 for a Net Operating Income of \$88,195. When interest income of \$25,687 is added, the Golf Club YTD Net Income is \$113,882. This is ahead of the budget. This positive Net Income will be needed to carry the operating costs of the Golf Club over the winter and to start to build reserves to purchase of future capital items.

Special Assessment Status: 75% of the owners paid the full \$5,000 assessment up front and 25% selected the installment method. Letters for the second payment have been sent to those selecting the installment method. Payments are not due until November 5, and we are already receiving payments. All but one person made their initial special assessment payment. The BOD is in contact with this one person.

Note Payments to the Developer: The initial note payment schedule purchase had one-third due January 2008, 2009, and 2010. We have already paid off the \$225,000 note for the golf club buildings and equipment. Of the remaining \$2,075,000, we paid the initial one-third at settlement and, in September, we prepaid the January 2009 \$691,667 note payment. In summary, all we owe now is the \$691,667 due in January 2010.

Financial Summary: As of August 2008, the Golf Club has \$585,307 in CD's. If the rest of the year goes as planned, we are in excellent financial shape for 2008. We are already developing a five-year capital expenditure plan so we have sufficient cash for new golf carts, a new well, and new equipment when needed.

VILLAGE NEWS

NOTE: This is a new column to the SPHA Newsletter for our Salt Pond Villages. Each HOA has been invited to contribute news for their Village.

Schooner Village

Any Schooner owners who've been away from the Village for a long time may note that new address numbers have been affixed to the blocks of homes. Those numbers, along with the new street signs, represent a realignment of addresses in compliance with new 911 regulations.



This fall, buildings D and E, Units 22 to 33, will be power washed and painted, along with the replacement of any rotten wood found in the process.

And autumn will also mark the departure from Schooner Village of Jim Rotherham and Bev Thierwechter. Jim is the immediate past president of the Schooner Village Board, and Bev served as chairman of the Salt Pond Home Owners Association board during very turbulent times. Jim and Bev, who have given so much time, energy and insight to our community, will be relocating to the Charlottesville area in Virginia. We owe them an immense vote of thanks and wish them well.

Michael Hill
President, Schooner Village HOA Board

&N Manager's Corner

Please remember, if you are having work done to your home, please remind your contractor that they may not put up signage in the Salt Pond.

A continuing, and most important, issue is some homeowners are failing to cut their lot or grass when needed and it is most upsetting to their neighbors. Please hire someone to cut your property if you are not available to do so.

Memory Trees

Have you noticed the crepe myrtle trees planted in the median strips?



The Landscape Committee has now planted 18 trees on Bethany Loop and Canal Way West. Homeowners have purchased all of the trees. Most trees will have a memory plaque for loved ones or just for good memories. As you are walking around the neighborhood, please take time to read the plaques. We would like to thank the many homeowners who have generously contributed toward this project as well as our many landscape volunteers for planting these lovely trees. Also, we would like to thank the Salt Pond Women's Club for purchasing two arborvitae trees at the Recreation Center and the beautiful plaque. We have four trees planned for spring.

If you would be interested in purchasing a memory tree and plaque, please contact Loeda Stango of the Landscape Committee.

RACKS FOR KAYAKS

Due to DNREC regulations we are not permitted to store the kayaks and canoes on the public beach. As a result we will be building forty-eight racks for the boats before next spring. One slot per homeowner will be allotted. In order to insure that these racks are for homeowners only, there will be a modest \$20 registration fee, and you will receive a sticker for your boat. Any boat not registered will be confiscated.



DNREC also prohibits motorized boats being launched from the Conservation Easement area or from the beach. There are several skidoos at the beach that will be removed. Any boat that remains on the beach after November 1st will be removed.

You will be informed when you may register your boat.



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.

Community Center Complex



Physical Setup

The Community Center Complex is comprised of two sections within the building.

One section is the Fitness Center. This recreational facility consists of two exercise rooms containing six cardio vascular units, free weights and a multi purpose exercise unit. There is also a multi purpose room, and an indoor pool and SPA. The hours of operation vary during the course of the year; check under "Facilities" on the SPHA website.



The other section is the Community Center, sometimes referred to as the Club House, that has a variety of uses including community meetings, outside rentals, exercise classes, and various social events. There are three rooms, two storage closets and a kitchen. The main room with a fireplace is the focal point for most gatherings.

Contacts

The SPBOD has oversight responsibility for the overall operation of the Community Center Complex. There are several groups and individuals who are involved with the operation of the facility.

The SPBOD Recreation Committee is responsible for the scheduling, control and operation of the Fitness Center recreational facility.

Mary Davis is responsible for scheduling all events in the Community Center. There are two fee structures: one for Salt Pond residents, and one for rentals by groups and individuals who are not Salt Pond residents. These rates and a rental application can be found on the website.

Mary and her staff will be actively soliciting and promoting more events to be held in the facility including meetings, social gatherings, weddings, fashion shows and other events.

Dick Crawford represents the SPBOD and is responsible for the operation and maintenance of the Community Center Complex, and for defining and implementing a five year plan for its use. Several individuals have volunteered to serve on an ad hoc committee to assist in developing and implementing the plan.

New Flag Pole



Check out our new flag pole in front of the Community Center. At the October SPHA BOD meeting, the board and many residents dedicated the new flag pole by raising the American Flag and the Salt Pond Flag and singing God Bless America.

Many thanks to Al Stango and Frank Capella for obtaining and erecting the donated flag pole for the community. Whoever can tell me what is atop the flag pole will be recognized in the next Newsletter!



The Indoor Pool Is Open!

The hours of operation are as follows:

Monday through Friday: 7:00 am - 12:00 pm,
3:00 pm - 7:00 pm

Saturday: 8:00 am - 6:00 pm,

Sunday: 9:00 am - 5:00 pm.

The facility will be closed on Thanksgiving, Christmas, New Year's, and Easter.

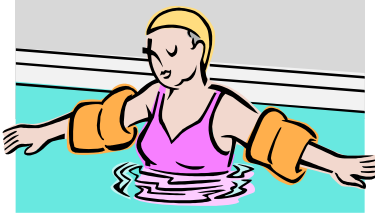
Please observe the rules and regulations of the facilities to help us keep the center safe and clean.

*Just a reminder, if you rent your home, the tenant must use a **blue** tenant pass. To purchase the pass, the tenant needs to present the lease to the attendant in the fitness center. Your **yellow** guest pass is for your family and guests, and **is not valid for tenants.***

ON-GOING COMMUNITY CLASSES & ACTIVITIES

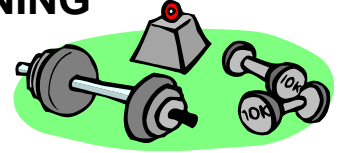
WATER AEROBICS

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



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 members'
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



Save the Date:
Saturday,
December 13, 2008,
6:30 p.m. - 9:00 p.m. for the
Salt Pond Holiday Party.
Soon, details about the

party will be posted on the website as
well as the various mailrooms in the
community.



In the meantime, please be advised
that the cost of the party will be \$50.00
per person which will include your dinner, beer, wine
and music. The best news is that the party will be
held in our very own Salt Pond Clubhouse.

The party committee includes; Karen Taylor, Cynthia
Headman, Rosie Marks, Carol Kester, Kris Spinney,
and Joan Montella.

PARTY BRIDGE

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



LOW IMPACT AEROBICS

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

Monthly Club 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.

VILLAGE HOMEOWNER ASSOCIATIONS

Skipjack Village Board

OFFICE	NAME	PHONE
President	Fred Chiccone	302 537-4487 410 997-5658
Vice Pres.	Shannon Magro	301 530-8156
Treasurer	Andrew Bassler	410 255-9229
Secretary	Sandy Horosky	610 326-0969
At Large	Jean Reith	302 234-0649

Spinnaker Village Board

OFFICE	NAME	PHONE
President	Carol Pinto	301-663-3582
Treasurer	Hubs Pahren	302-541-4045
Secretary	Tina Pipitone	302-436-4838
At Large	Frank David	302-539-0935
At Large	Alan Mercill	703-521-2243

Mainsail Village Board

OFFICE	NAME	PHONE
President	Fred Hessick	301-767-8910
Treasurer	Gwen Spicer	410-825-7676
Secretary	Andrew Reinsdorf	703-765-7374
At Large	Marcie Beirlein	302-764-0273
At Large	Reinhard Nottrodt	410-323-2815

Topsail Village Board

OFFICE	NAME	PHONE
President	Bradley Fountain	302-541-8464
Treasurer	N/A	N/A
Secretary	N/A	N/A
At Large	N/A	N/A
At Large	N/A	N/A

Schooner Village Board

OFFICE	NAME	PHONE
President	Michael Hill	703-280-1119
Treasurer	Joseph Chrisinger	703-968-7000
Secretary	Lenny Fitch	301-235-5613
At Large	James Geer	302-761-9143
At Large	N/A	N/A

SALT POND COMMITTEES

<u>COMMITTEE</u>	<u>CHAIRPERSON</u>	<u>BOD LIAISON</u>
Architectural Review	Donna Villani (539-5100)	VACANT
Calendar	Katherine Coulson (539-3935)	Same
Club House Maint.	Dick Crawford (539-2450)	Same
Club House Rental	Mary Davis (537-6665)	Bill Kester (539-3939)
Communications	Gary Clipp (541-4349)	Same
Finance	Chuck Gularson (539-8228)	Same
Golf Club	Bill Kester (539-3939)	Same
Insurance	Dick Malone (537-2267)	Chuck Gularson (539-8228)
Landscaping	Loeda Stango (537-0123)	Gerry Buckley (539-2342)
Legal	Jim Kennedy (541-9382)	Same
Newsletter	Gary Clipp (541-4349)	Same
Planning & Zoning	John Gilsean (539-5873)	Jim Kennedy (541-9382)
Ponds & Wetlands	Chris Brown (539-2602)	Michael Headman (537-4395)
Recreation	Bill Loschmann (537-6248)	Bill Kester (539-3939)
Salt Pond Plaza	Cheryl Wisbrock (537-9339)	Michael Headman (537-4395)
Transportation	Chuck Gates (539-0456)	Gerry Buckley (539-2342)
Websites	Gary Clipp (541-4349)	Same

SALT POND NEIGHBORHOOD WATCH AREA STRUCTURE & BLOCK CAPTAINS

AREA	BLOCK CAPTAIN	TELEPHONE	AREA COVERED
1	Dick Dulaney	539-8830	Fox Tail and Cat Tail
2	David Watkins	541-4713	Bethany Loop (675 to Walkabout) and Skipjack Village
3	Noel Tuck	541-0421	Walkabout, Club House Area
4	Wallace Watson	537-5272	Deer Leap and Topsail
5	Chris Brown	539-2602	Bethany Loop (Walkabout to Deer Leap)
6	Al Stango	537-0123	McCoy's Way, Egret, and Spinnaker Village
7	Frank Cappella	537-6085	Bethany Loop (537-543), Pond View Drive, and Schooner
8	Frank Slahetka	537-5363	Bethany Loop (453 to Pond View Drive) and Drake
9	Bill Black	539-2983	Canal Way East from Drake
10	John Fitzgerald	541-9466	Canal Way West from Drake
11	Mary Valdes	537-1622	Mainsail Village
11A	Gary Clipp	541-4349	Bethany Loop (453-465)
12	John Pieplow	537-4983	Oyster Shell (244-274)
13	Dick Poole	537-6508	Soft Shell Cove
14	Ken Dunn	539-0593	Oyster Shell (199-243), Barnacle, and Heron Court



