

TOWN OF HENLOPEN ACRES — April 2014 Newsletter

Dear Residents and Property Owners:

I hope everyone is as anxious for spring as is the town staff. We're still waiting for the pink lady slippers (the unofficial town flower) to bloom at 20 Tidewaters. A sure sign of spring in Henlopen Acres.

Several people have called to compliment the street department on the fine work they did with all the snow we had this winter. The Mayor and I agree and pass along your thanks for a job well done.

The marina dredging has been cleaned up and we're hoping for some warm weather to help the grass start growing. We are also consulting with a firm on ideas to prevent or slow down the silting process.

Please feel free to stop in town hall to review the revised flood plain maps prepared by FEMA (Federal Emergency Management Agency). FEMA has prepared and supplied a preliminary revised FIRM (flood insurance rate map). The appeal period for the proposed revision is June 15, 2014.

Lastly, the draft Comprehensive Plan update for 2014 is being finalized. When completed, you will be notified where and when to view or receive a copy as well notification of public meetings of the Planning Commission for comments.

We hope you enjoy your springtime in Henlopen Acres.

**Thomas Roth,
Town Manager**

WATER NOTICE

**The Town will be flushing the water mains on the following days:
Tuesday, May 6, 2014
Wednesday, May 7, 2014**

**If you should experience discoloration or sediment in your water, please run the water for 10 to 15 minutes to allow the system to clean out. If you continue to experience low pressure, check the strainers on the faucets for sediment.
If you have any questions, contact, Town Hall.**

SHREDDING EVENT

The Rehoboth-Dewey Chamber of Commerce and WSFS will host a "Shredding Event" on Friday, May 2nd from 10 am to 2 pm at Bethany Blues on Coastal highway. No need to remove staples or paper clips. Papers, CDs, DVDs, x-rays, floppy disks can all be shredded. Papers should be removed from binders.

Volume 14, Issue 1

Mayor:
David Hill
Commissioners:
Andrew Brittingham
Frank Jamison
Winifred Kee
David Lyons
Beatrix Richards
John Staffier

Town Hall

104 Tidewaters

Hours: M-F 9-4:30

- 302-227-6411
- 302-227-3978 Fax
- 302-542-3323 Security
- townhall@henlopenacres.com
- henlopenacres.delaware.gov

UPCOMING MEETINGS:

Board of Commissioners
Quarterly Meeting
April 11, 2014 10:00 am

Planning Commission
May 2014 to be determined

Board of Adjustment
May 15, 2014 (if needed)

TOWN HALL HOLIDAY CLOSINGS:

Friday, April 18
Good Friday

Monday, May 27
Memorial Day

ZONING OFFICER

OFFICE HOURS:
Tuesday 10-12
Wednesday 11-2
Thursday 10-12

Revised FEMA Floodplain Map

FEMA has provided out town with a preliminary copy of the revised Flood Insurance Rate Map (FIRM). The revised FIRM includes proposed flood hazard information for Henlopen Acres and may include additions or modifications of designated flood hazard areas. These proposed flood hazard determinations, if finalized, will become the basis for floodplain management measures and qualification for participation in the National Flood Insurance Program (NFIP). Attached is information from the Department of Homeland Security on the appeal process. The appeal period is scheduled to end on or about June 15, 2014.

RECENT AMENDMENTS TO TOWN CODE

The Board of Commissioners recently adopted two amendments to the Town Code:

Amendment to Chapter 43 Building Construction (Lighting)

Section 43-5 of the Code " All outside lighting shall be oriented, shielded or both, so that glare and illumination of adjacent properties is minimized."

Amendment to Chapter 116 Vehicles & Traffic (Parking in Public Places)

This amendment prohibits parking in public places without first obtaining an appropriate permit or prior consent of the Town Manager. The Ordinance also declares violations of this Chapter to be civil offenses.

TOWN CODE SPOTLIGHT

Chapter 47, OUTDOOR BURNING

It shall be unlawful for any person to burn, cause to be burned or permit to be burned leaves, brush, trash or any other combustible matter out of doors within the corporate limits of the Town; provided however, that nothing contained in this chapter shall prohibit the use of outdoor fireplaces or other devices for the preparation of food.

BLOCK 'W'

Several people have requested copies of the Henlopen Acres Property Owners Corporation (HAPOC) By-Laws. HAPOC owns and maintains the beach area that is not a part of the Henlopen Acres Beach Club. A copy of the By-Laws are attached to this newsletter.

Assessment payments should be mailed directly to:
Henlopen Acres Property Owners Corp.
P. O. Box 322
Rehoboth Beach, DE 19971
not to Town Hall

Sussex County Sewer

The sewer lift stations that are located in the Tidewaters roadway are scheduled for a major upgrade this fall; sometime after Labor Day

CONDOLENCES

Our sympathy goes out to family and friends on the recent passing of:

Jack Salzer - 60 Pine Reach (December 2013)

BOARD OF ADJUSTMENT

Board of Adjustment hearings are scheduled for the third Friday of each month. The deadline to submit an application is the 15th of the month prior to the hearing. This is necessary due to publication and public notice requirements.

MARINA

Marina slips are available.
Contact Town Hall for details.

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY

Proposed Flood Hazard Determinations for Sussex County, Delaware and Incorporated Areas

The Department of Homeland Security's Federal Emergency Management Agency (FEMA) has issued a Preliminary Flood Insurance Rate Map (FIRM), and where applicable, Flood Insurance Study (FIS) report, reflecting proposed flood hazard determinations within the Cities of Lewes, Milford, Rehoboth Beach, Seaford, the Towns of Bethany Beach, Bethel, Blades, Bridgeville, Dagsboro, Dewey Beach, Fenwick Island, Greenwood, Henlopen Acres, Laurel, Millsboro, Millville, Milton, Ocean View, Slaughter Beach, South Bethany, and the unincorporated areas of Sussex County. These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. Technical information or comments are solicited on the proposed flood hazard determinations shown on the preliminary FIRM and/or FIS report for various communities within Sussex County. These flood hazard determinations are the basis for the floodplain management measures that your community is required to either adopt or show evidence of being already in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program. However, before these determinations are effective for floodplain management purposes, you will be provided an opportunity to appeal the proposed information. For information on the statutory 90-day period provided for appeals, as well as a complete listing of the communities affected and the locations where copies of the FIRM are available for review, please visit FEMA's website at www.fema.gov/preliminaryfloodhazarddata, or call the FEMA Map Information eXchange (FMIX) toll free at 1-877-FEMA MAP (1-877-336-2627).

**BY-LAWS OF THE
HENLOPEN ACRES PROPERTY OWNERS CORPORATION
(as revised 1985)**

ARTICLE I - Membership

SECTION 1: Membership in this Corporation, whose principal responsibility is the maintenance and preservation of Block W, defined in the Deed between Henlopen Acres, Inc. and the Henlopen Acres Property Owners Corporation as "All that certain tract, piece or parcel of land situate in Henlopen Acres, Lewes and Rehoboth Hundred, Sussex County, State of Delaware, being a part of Block W as shown on a Supplementary Survey Map of Henlopen Acres revision of November 12, 1957 as surveyed by Van Demark and Lynch, Inc. of Wilmington, Delaware", shall be open to and shall be limited to such persons, firms, associations and corporations as are owners of land in the Town of Henlopen Acres as that area described in the deed from Henlopen Acres, Inc. to Wilbur S. Corkran, dated July 22, 1930 and of record in the office of the Recorder of Deeds for Sussex County, Delaware, in Deed Record 280, Page 223; provided, however, that if any lot or tract of land is owned by more than one individual, such owner or owners shall be entitled to only one membership in this Corporation and one vote on any issue irrespective of the number or extent of his or her property holdings in Henlopen Acres.

SECTION 2: All property owners shall become members of this Corporation upon acquisition of property in Henlopen Acres. The acceptance of a deed or the inheritance of property by will or otherwise shall make such person or persons members of Henlopen Acres Property Owners Corporation.

SECTION 3: No initiation fee is required for membership in this Corporation. Assessments may be levied upon the membership by the Board of Governors, such assessment not to exceed annually one hundred dollars for each membership without approval of a majority of the members. Assessments shall be used to maintain the property of this Corporation and defray Corporation expenses.

ARTICLE II - Meetings of Members

SECTION 1: A meeting of the members of this Corporation may be called at any time by the Board of Governors to transact any special business of the Corporation. Meetings of the members may be called by the President and shall be called by the President or Secretary/Treasurer or by an agent of the members when so directed by a majority of the Board of Governors or when requested in writing by ten or more members of the Corporation. Each meeting shall be held at the place specified in the Notice of such meeting.

SECTION 2: Every member shall be given written notice by the Secretary/Treasurer of the time, place and agenda of any meeting at least three weeks in advance of the meeting date.

SECTION 3: Voting for nominees and membership to the Board of Governors shall be by written ballot including absentee ballot, and voting on all other matters shall be by proxy or viva voce. Any member who is delinquent in the payment of any assessment shall not be entitled to vote until such time as all assessments are paid.

SECTION 4: A QUORUM at any meeting of the members of this Corporation shall consist of no less than forty members present in person or by proxy. If there is less than a quorum represented at any meeting, the meeting will be adjourned by motion and the incumbent officers shall remain in office until replaced.

SECTION 5: The President of the Corporation shall preside over all meetings and in his absence the Vice-President. The President may appoint members of the Corporation to committees.

ARTICLE III - Board of Governors

SECTION 1: The Board of Governors of this Corporation shall consist of three property owners or the spouses of three property owners and shall be a President, Vice-President and Secretary/Treasurer. Board members will serve a term of three years. The Board of Governors shall elect its own officers from among its own numbers.

SECTION 2: The presence of two members of the Board of Governors shall constitute a quorum at any meeting of the Board.

SECTION 3: Actions taken by the Board of Governors shall be reported to the members annually unless in the judgment of the Board of Governors, earlier notification is required.

ARTICLE IV - Amendment of By-Laws

The Board of Governors of this Corporation shall have power to make, amend or repeal any By-Law of this Corporation subject to approval of the membership.