

**Henlopen Acres Property Owners Corporation
P.O. Box 322
Henlopen Acres, DE 19971**

May 9, 2017

Dear Henlopen Acres Property Owners,

Spring is here and everyone is starting to prepare for summer when our community is busy with seasonal residents and guests. The beaches seem to be in pretty good shape this spring with our sand fences holding nicely and building our dunes. This year we plan to add another sand fence at the top of the dune to build the height as well as plant some trees. We are doing a walk through with a State Arborist sometime in June and will carefully select some locations for tree plantings. The Block W dunes are our first defense in protecting our community in the event of a storm.

Enclosed please find: Your 2017 Assessment notice (unless you already paid), The 2016 Treasurer's report, The HAPOC Rules for use and events, and a copy of the By-Laws of the Henlopen Acres Property Owners Corporation (as revised 6/21/2014). The current Board's 3 year term expires this year so we will have elections as well. Currently the only Board member who wants to retire is Barbara Shortley. We all thank Barbara for her tireless work and love for Block W. Jack Richter attended a HAPOC meeting in September and would like to serve. If anyone has an interest, we will be sending the ballot out after the 20th of May so please let me know.

Most of you know the history of Henlopen Acres Property Owners Corporation, but it is worth reciting it, so we can all remember the incredibly special nature of the property we call Block W.

When Colonel Corkran passed away in 1962, his will stipulated that the balance of "Block W" not conveyed to the Henlopen Acres Beach Club was to be deeded to the Henlopen Acres Property Owners Corporation. This parcel of land is the approximately 8.82 acres of land that we now call Block W and extends roughly from Tidewaters to Pine Reach on either side and the mean high water mark and Ocean Drive or Duneway on the other side. All owners of property in Henlopen Acres are automatically members of the Henlopen Acres Property Owners Corporation with 1 vote per property. The land must be kept in a tidy and natural state and is for the use and enjoyment of its members. Henlopen Acres Property Owners Corporation has a 5 member Board that oversees its protection and operation. There is no initiation fee for membership however there has been an annual assessment each year to pay for insurance, trash pickup, sand fence repair,

security and general maintenance. The maximum annual assessment is \$100 but for many years it has been \$25 per member, which generates approximately \$5,000 and has been sufficient to pay all expenses and a small surplus. That works fine in many years but after the big storm in 2016 and other expenses (more sand fencing) we need to replenish our treasury reserves. The Board voted in September to increase the dues to \$50 for 2017. The 2016 Treasurer's report is attached.

The corporation is also responsible for the Delaware Annual Franchise Tax filing and an IRS filing of form 990-N.

The Annual Meeting will be held on Saturday Morning, June 17th at 10 am at the Henlopen Acres Beach Club. We will have a review of the minutes of the meetings, a security report and a general update.

Please see the attached set of Rules and Event policy, which has been adopted by the Board of Directors. Also, it is worth reminding everyone that Dogs are allowed on the Beach before 10am and after 6pm only and that you need to clean up after your dog and keep them under control. We have had issues every year with a number of security issues, dogs out of control, alcohol on the beach, etc. Please observe our rules and make sure your guests and renters do too. We only have security on the beach a few weekends during the summer so we need everyone's help.

Event request forms can be obtained from me or Paddy Richards at:
paddyrichards3@gmail.com

If you have any questions, please contact one of the Board Members or you can call, text or email me at: johnscheurer@gmail.com, 202-256-9998

Thank you, John Scheurer
62 Tidewaters

Board of Governors:

John Scheurer	President	Term ending 6/2017
Paddy Richards	Vice President	Term ending 6/2017
Henry DeWitt	Treasurer	Term ending 6/2017
Kathy McGuinness	Secretary	Term ending 6/2017
Barbara Shortley	Sergeant at Arms	Term ending 6/2017