

# TOWN OF HENLOPEN ACRES — August 2019 Newsletter

Dear Neighbor:

Summer is in full swing, and we hope you and your family are having a wonderful time at the shore. The highlight for the Town was our **4th of July Parade** which attracted over 200 patriots, both young and old alike. Many thanks to all who participated, watched from their lawn, or who decorated their yard, as well as our many volunteers. The Acres definitely showed its civic pride!

In other news:

- After positive input from residents, the Commissioners approved the new [Building and Property Maintenance](#) ordinance to establish minimum standards for the upkeep of homes and grounds. Our goal is to work cooperatively with owners to resolve any cited issues.
- At our July meeting, we revised the [Tree Ordinance](#) to provide greater protection for Town trees in the right-of-way. Homeowners who wish to remove a Town tree must now justify in writing any removal request and, if approved, pay a \$500 fee that will fund other tree planting. Contractors must take more stringent precautions to safeguard trees during construction and will be subject to increased fines for not doing so.
- I have asked Town Manager Tom Roth to work with arborist, Jay Ashby, on a Fall tree planting program for the [ocean block of Rolling Road](#). Recent new home construction has taken a heavy toll, leaving very few trees to the dismay of many residents. Jay will develop lot-by-lot planting recommendations for the front right-of-way on both sides of the street to help replenish the canopy. Owners will have the opportunity to select among several tree species, and all costs will be borne by the Town.
- An issue that we've begun to look at is rental activity. While the vast majority of homes in the Acres are used exclusively for personal use, about 25 homes are also used as rentals. During 2018, these properties were rented 176 times collectively, generating average rental receipts of \$27,000 and a high of \$72,000. The current [Rental Ordinance](#) requires a minimum rental period of one week with a limit of twelve occupants, and payment of a 5% rental receipts tax to the Town. We'd like to hear from residents on whether our current ordinance is adequate, or whether you would like to see greater restrictions, such as a longer minimum rental period or a limit on the number of times a property can be rented in a year. Our goal in this review is foremost to preserve the residential nature of the Acres while at the same time recognizing that rentals can be an effective way to pay for home maintenance and improvement costs. We invite residents to attend our next quarterly meeting on October 11, during which we will hold a public hearing on this topic. You may also contact me or send your comments to [townhall@henlopenacres.com](mailto:townhall@henlopenacres.com).

Wishing all of you a safe and enjoyable Labor Day,

Joni Reich, Mayor

## No Town Election in 2019

With the closing of the filing period on Friday, July 12, only two persons registered to be a candidate for the two vacant offices on the Board of Commissioners. In accordance with the Town Charter and State Code, they are deemed elected, and there will not be a Town election in 2019.

**Congratulations to Frank Jamison and Dick Thompson on their re-election.**

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**MAYOR:**

Joni Reich

**Commissioners:**

Andrew Brittingham

Tim Hidell

Frank Jamison

Paddy Richards

John Staffier

Richard Thompson

**Town Manager**

Thomas Roth

**Town Clerk**

Lisa Michaels

**Public Works**

Sonny McClure

**Security**

Lee Stewart

*Town Hall 104 Tidewaters*

*Hours: M-F 9-4:30*

• 302-227-6411

• 302-227-3978 Fax

• 302-542-3323 Security

• [townhall@henlopenacres.com](mailto:townhall@henlopenacres.com)

• [henlopenacres.delaware.gov](http://henlopenacres.delaware.gov)

**UPCOMING MEETINGS:**

**Board of Commissioners**

**Organizational Meeting**

Friday, September 6 at 10am

**Quarterly Meeting**

Friday, October 11 at 10am

**Planning Commission**

As needed

**Board of Adjustment**

As needed

**Tree Committee**

As needed

**TOWN HALL HOLIDAY CLOSINGS:**

**Monday September 2**

Labor Day

**Monday October 14**

Columbus Day

**Monday November 11**

Veteran's Day

**Thurs/Friday Nov 28 & 29**

Thanksgiving Holiday

**Coastal Partnership**

Henlopen Acres is working with the other six coastal Towns from Lewes to Fenwick Island on a Resilient Communities Partnership to develop a model ordinance on impervious surfaces. The goal is to help improve water quality and stormwater management along the coast as well as reduce potential flooding by increasing pervious surfaces in each Town. We will consider possible changes to our Building Code once the recommendations are developed.

**Rear Exit from Town**

The gravel road past Town Hall that runs behind the Cemetery is land owned and maintained by the US Army Corps of Engineers. Passage is permitted by residents during the hours of 6 a.m. and 6 p.m., with the gate closed by Security during other hours. Please drive cautiously on the road as it is narrow, and drivers may be coming from the other direction.

**Mark Your Calendars!!!**

**Trick or Treat in the Acres will be happening again this year on Friday, October 25. More details to follow.**

**House Numbers**

Please make sure your house number is visible from the street, as this can be a life saver in the event of an emergency. This also helps Town employees, including Security, respond to issues promptly.

**Mosquito Spraying**

The Town sprays for mosquitos every Friday from 6:00 a.m. to 8:00 a.m. This will continue through September, until the first frost. Information on chemicals used in the spraying is available at Town Hall.

The **Annual Water Report** is available at Town Hall or at: <https://henlopenacres.delaware.gov/water-quality/>. Please call Town Hall if you would like us to mail a copy of the report to you.

**Recent Appointments**

At the Quarterly Meeting on Friday, July 12, the Board of Commissioners made the following appointments (with re-appointments indicated by an asterisk):

**Board of Adjustment**

Leigh Jamison – 90 Tidewaters  
Norma Lee Derrickson - 49 Tidewaters

**Audit Committee**

Jeffrey Jacobs - 24 Rolling Road\*  
Thomas Rinker - 99 Tidewaters \*  
Nathalie McGregor - 3 Pine Reach

**Election Officers**

Barbara Shortley - 59 Pine Reach \*  
Elinor Boyce - 11 Tidewaters \*  
Betsy Wilgis - 32 Tidewaters

**Board of Elections**

Bruce Moore - 14 Tidewaters \*  
Tiffany Derrickson - 54 Rolling Road \*  
Sallie Jones - 31 Rolling Road

**Spotlight on Ordinance: Chapter 91 Building and Property Maintenance**

Adopted July 12, 2019

**Chapter §91-1 Maintenance Required-**

All buildings and structures, and all parts thereof, shall be maintained in a safe, sanitary and nonhazardous manner. All means of egress, devices, safeguards and equipment shall be kept in good working order. The exterior of all premises and the condition of all buildings, structures and components thereon shall be maintained, so as to prevent deterioration. The appearance thereof shall reflect a level of maintenance in keeping with the standards of the neighborhood and with all applicable ordinances of the Town of Henlopen Acres. Any properties not meeting the standards of this chapter shall constitute a nuisance and a violation of this chapter.

**§ 91- 2 Maintenance Standards.** A. Maintenance of structures. Each property owner shall keep all exterior components of every structure in good repair, including but not limited to walls, roofs, chimneys, cornices, gutters, downspouts, drains, porches, steps, landings, exterior stairs, windows, shutters, doors and awnings.