

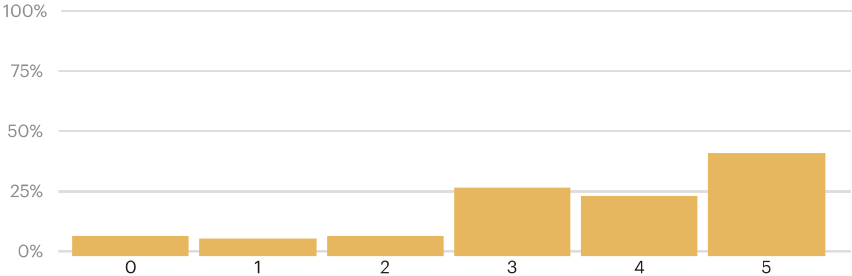
Henlopen Acres Property Owners Corporation Survey

All Responses

Question 1: Are you aware of the history of Block W and that the property deed contained restrictions governing its use? Question 2: Do you value Block W in its current form and use?

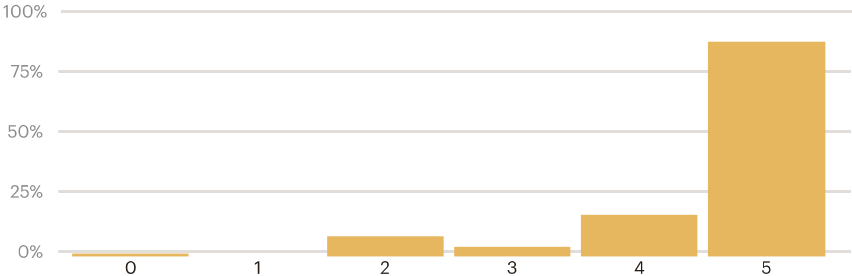
Question 1 has 101 answers (Range) Avg rating: 3.5

“Are you aware of the history of Block W and that the property deed contained restrictions governing its use?”



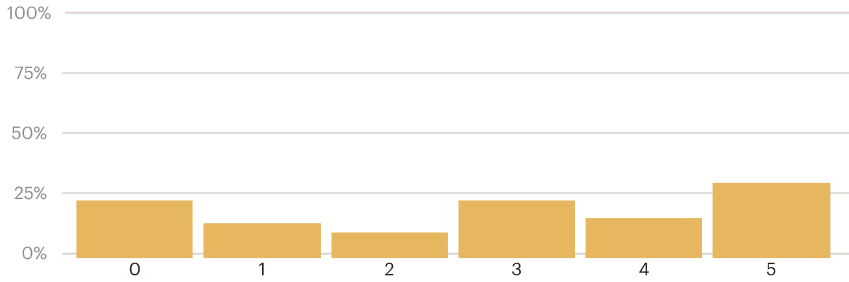
Question 2 has 99 answers (Range) Avg rating: 4.5

“Do you value Block W in its current form and use?”



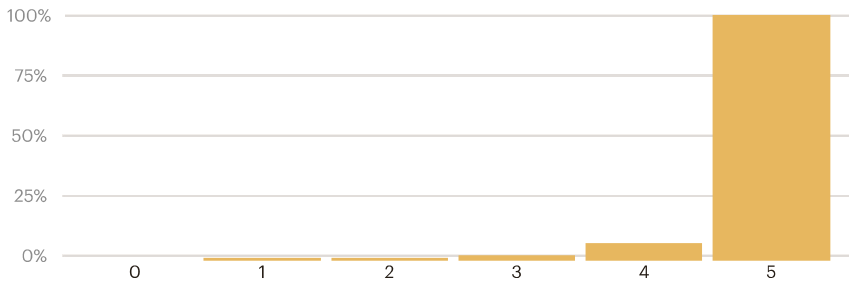
Question 3 has 101 answers (Range) Avg rating: 2.7

“Do you or your family members use Block W on a frequent basis?”



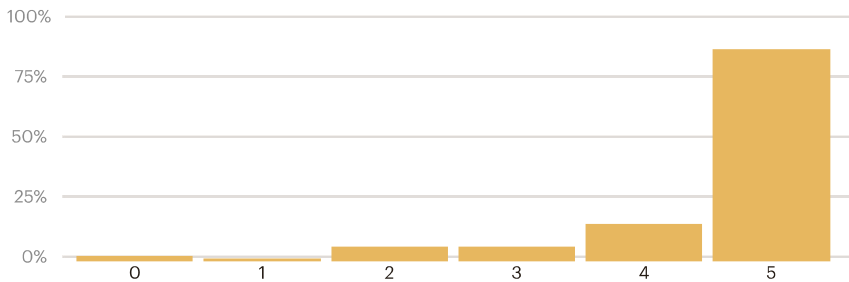
Question 4 has 100 answers (Range) Avg rating: 4.8

“Do you support maintaining Block W’s dunes and vegetation to prevent erosion?”



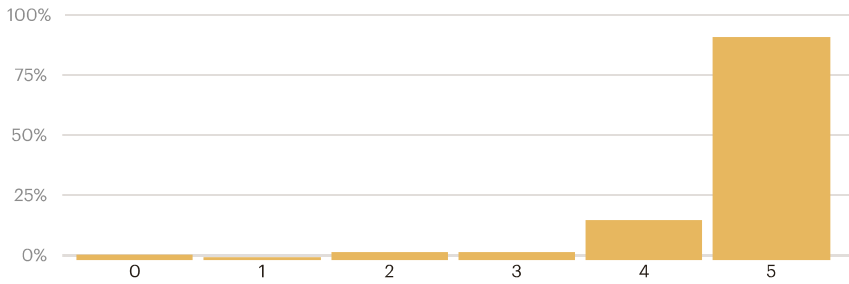
Question 5 has 99 answers (Range) Avg rating: 4.5

“Do you support cleaning dunes from trash and litter by members?”



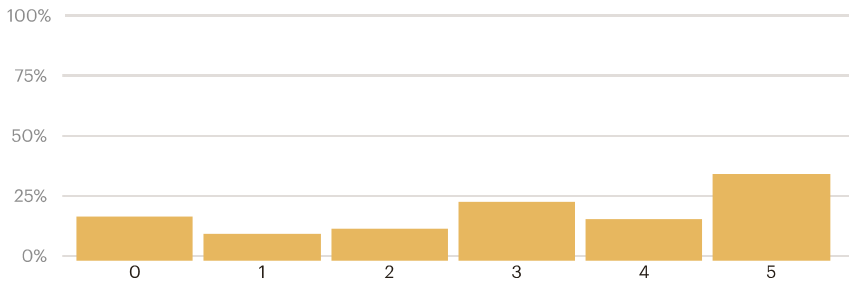
Question 6 has 101 answers (Range) Avg rating: 4.6

“Do you support posting signs identifying Block W as privately owned?”



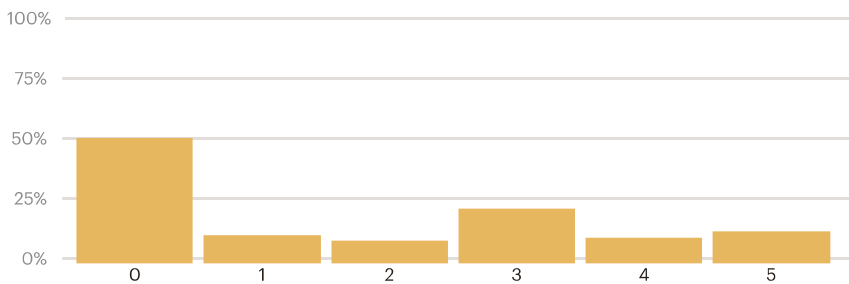
Question 7 has 99 answers (Range) Avg rating: 3.0

“Do you think we should ask the Town of Henlopen Acres for assistance in preventing trespassing on Block W?”



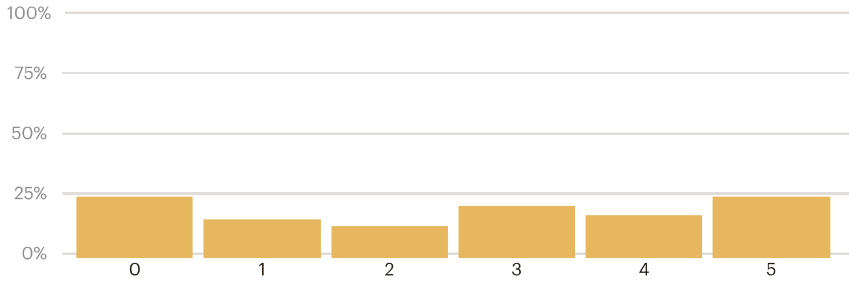
Question 8 has 101 answers (Range) Avg rating: 1.7

“Do you support installing lockable gates on the entrance paths onto Block W?”



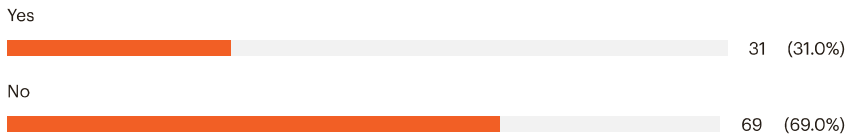
Question 9 has 89 answers (Range) Avg rating: 2.6

“If you are a member of the Beach Club, do you also use Block W?”



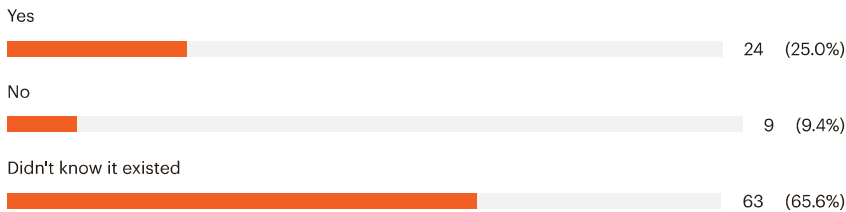
Question 10 has 100 answers (Radio Buttons)

“Are you aware that the Town of Henlopen Acres website maintains a separate information page for HAPOC?”



Question 11 has 96 answers (Radio Buttons)

“Do you find the website useful?”



Question 12 has 22 answers (Open Text)

“What type of information would you like to find on this page?”

Unknown contact said:

"1 info on its ecology 2 info on clean up dates 3 weather deer are being watched so ecology is not being damaged by their overpresence and a plan if so."

Unknown contact said:

"Do & Don't!"

Unknown contact said:

"Do not use it"

Unknown contact said:

"Information about safety issues as needed"

Unknown contact said:

"Tide and ocean temperature information, surf forecast, perhaps a beach webcam."

Unknown contact said:

"The label on the link needs to indicate that HAPOC and Block W are the same entity. Annual meeting needs to be held every year. Use of Zoom or other method should be pursued when in person meetings are precluded. Information about officers and elections should be on the web page and easy to find. The use of links to find specific information may not be effective for all of our members."

Unknown contact said:

"Up date on current events happening, and any administration decisions made concerning this area. Ex. Will block W have someone checking ID's?"

Unknown contact said:

"Rules regarding use of Block W"

Unknown contact said:

"Minutes from the meetings"

Unknown contact said:

"current information; schedule of clean-up day; policies and procedures; board of governors contact information; meeting minutes from prior board meetings"

Unknown contact said:

"Additional information for thoughtful use, such as contact information for bonfires and umbrellas."

Unknown contact said:

"Clean up dates. Any changes of the beach and dunes,(fencing, dune grass...).

Unknown contact said:

"Information similar to what is there now, plus a calendar of events for the upcoming year posted at the beginning of the year so property owners can plan on attendance at different events. "

Unknown contact said:

"Anything relevant to property owners responsibility and requests for support of maintainance"

Unknown contact said:

"Rules similar to Rehoboth Beach postings about rules and regulations that govern use."

Unknown contact said:

"More information on usage rules"

Unknown contact said:

"Current By-Laws, Rules, Treasurer's Report, and any recent letters/newsletters "

Unknown contact said:

"Announcements of meetings, and elections Agenda and minutes of meetings
Names of current Board of Governors"

Unknown contact said:

"--Calls for residents to assist in beach/dune clean-up and maintenance --
Updates on issues affecting Block W such as how trespassers are being discouraged --Notifications regarding any events planned for Block W"

Unknown contact said:

"no ideas"

Unknown contact said:

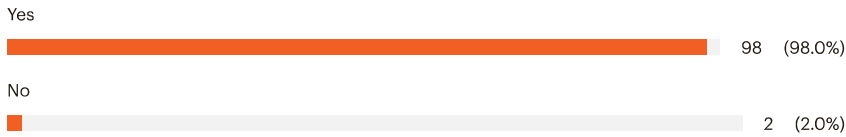
"Tide information, any legal or other threats to the property. How to maximize all protections so it can't be expropriated. "

Unknown contact said:

"Rules for use. Dos and Donts on site. "

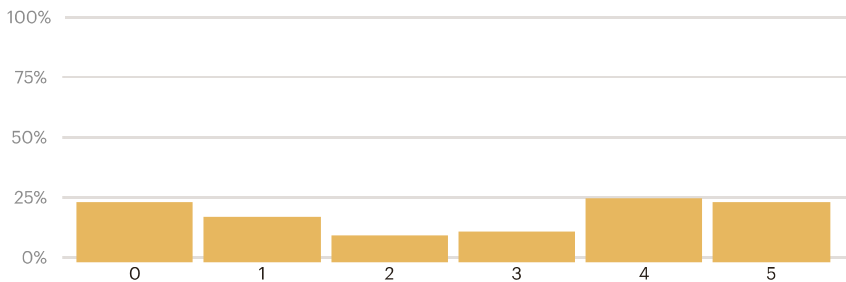
Question 13 has 100 answers (Radio Buttons)

“Are you willing to receive future communications regarding HAPOC by email to keep costs lower and make communications more efficient? HAPOC will not provide its email address file to any individual, company, or organization.”



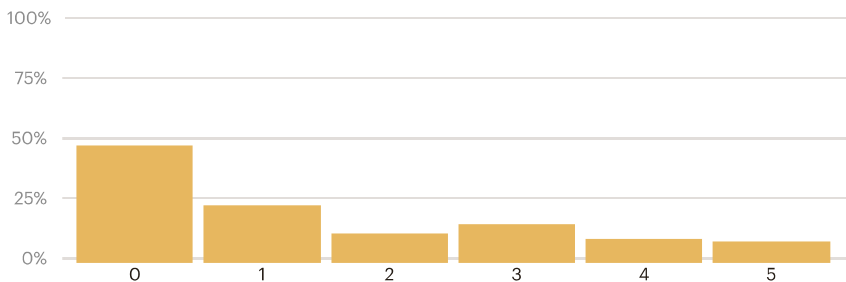
Question 14 has 95 answers (Range) Avg rating: 2.6

“Are you interested in volunteering to maintain Block W?”



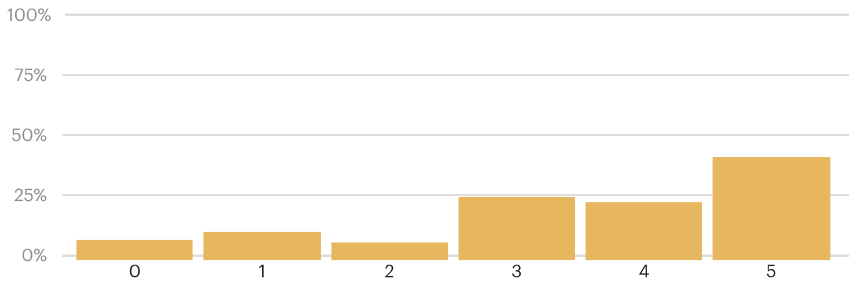
Question 15 has 96 answers (Range) Avg rating: 1.5

“Are you interested in the responsibilities of serving on HAPOC’s Board of Governors?”



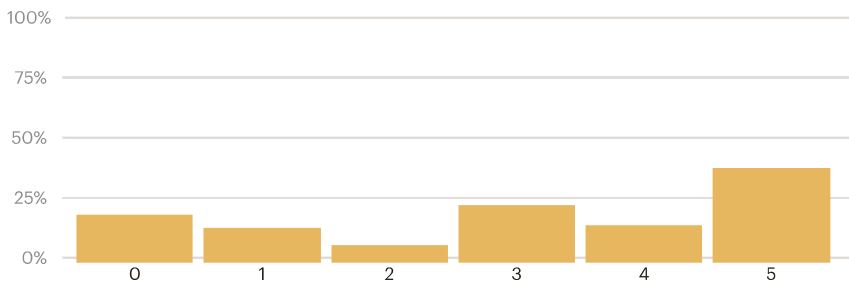
Question 16 has 101 answers (Range) Avg rating: 3.4

“Do you support paying a maintenance person to periodically clean the property?”



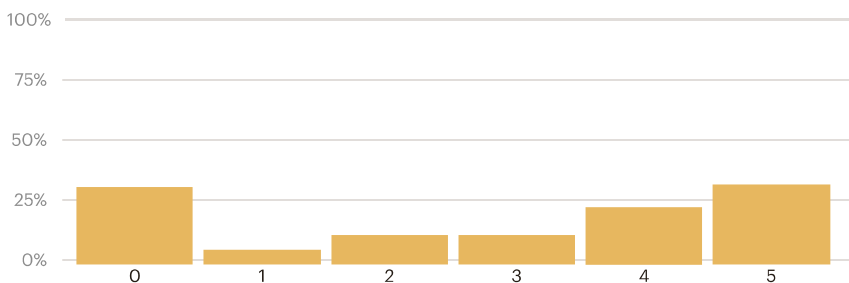
Question 17 has 101 answers (Range) Avg rating: 3.0

“Do you support staffing Block W to prevent unauthorized access by non-residents?”



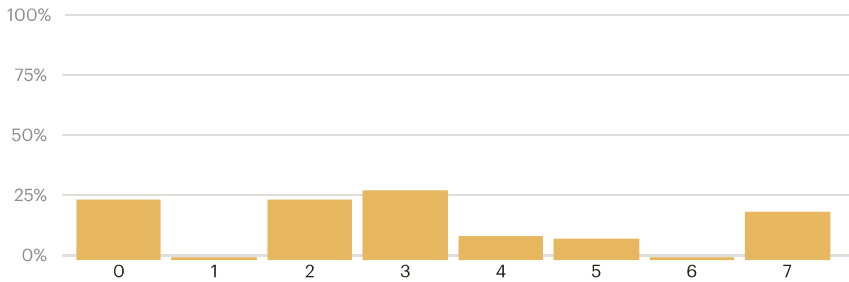
Question 18 has 100 answers (Range) Avg rating: 2.8

“Would you support increasing the annual assessment to provide additional staffing against unauthorized use of Block W?”



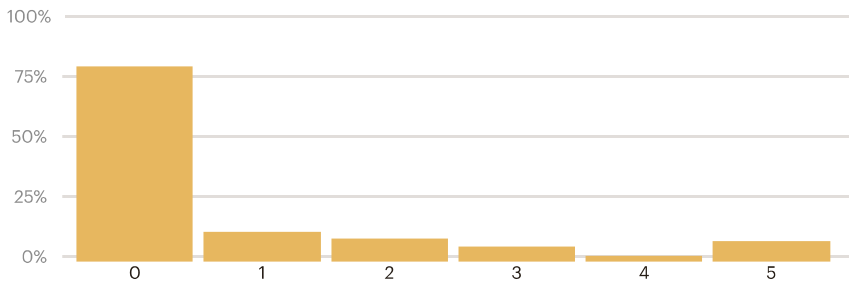
Question 19 has 96 answers (Range) Avg rating: 3.1

“How many days per week should it be staffed, please select 0 through 7 days.”



Question 20 has 99 answers (Range) Avg rating: 0.8

“If it could be permitted under the restrictions of our property deed and liability insurance policies, and the members agreed to pay for the cost as part of an increased annual assessment, would you support hiring lifeguards for Block W’s beach (vs. the current swim at your own risk)? (Note the Board of Governors does not recommend approval due to its concerns of liability, and cost)”

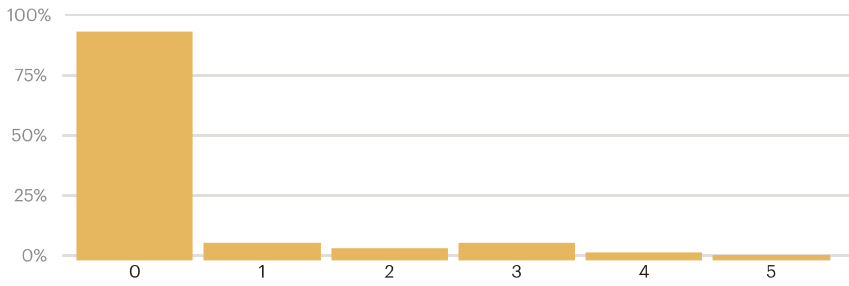


Question 21 has 6 answers (Radio Buttons)

“Lastly, members offered two additional suggestions the Board does not support due to cost, liability, and the concern they run contrary to our deed requirement we maintain the property in its natural statement and would therefore put our ownership at risk. They are:”

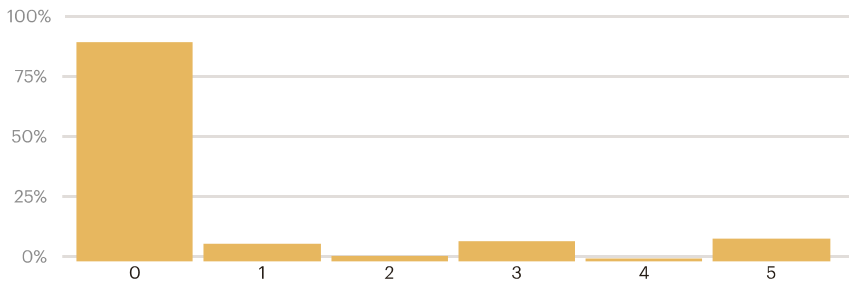
Question 22 has 100 answers (Range) Avg rating: 0.5

“Reduce and control the wildlife population on Block W such as fox and deer?”



Question 23 has 100 answers (Range) Avg rating: 0.8

“Construction of a discretely located bathroom facility on Block W?”



Question 24 has 29 answers (Open Text)

“Do you have any suggestions any recommendations for improvements or new ways HAPOC could utilize Block W while still conforming to the terms and restrictions of the property deed?”

Unknown contact said:

"No"

Unknown contact said:

"New updated signage that is easy to read. Especially above the entrance to the pathway. "

Unknown contact said:

"No"

Unknown contact said:

"Continue to use Block W as currently used."

Unknown contact said:

"I feel block W should remain the beautiful natural place it is. However I feel in order to maintain this we need security. "

Unknown contact said:

"Block W should be monitored for permitted users only. "

Unknown contact said:

"Block W is a valuable asset which should be preserved for the use by property owners in the Town of HA consistent with the property deed. It also provides a barrier between the HABC and the town of Rehoboth beaches. "

Unknown contact said:

"Your efforts to maintain this property are appreciated. Thank you. We support allowing access by persons who are guests in houses in HA but who are not renters, such as family and friends. We do not rent our house but we do have guests from time to time. It is inconvenient to be required to accompany our guests to the beach. It is unfortunate that renters are treated more favorably than guests. "

Unknown contact said:

"1. Arrange to have a naturalist come in and guide a resident tour about the wildlife, coastal environment, and other interesting features of the property. 2. Regularly plant dune grasses and other native plant species to protect the dunes and total property. 3. Maintain the dune fencing on a more regular basis. "

Unknown contact said:

"Additional trash barrels"

"Research could be done to determine if there is precedent for the allowance for "discreet bathroom facilities" vis a vis the "natural state" requirement. "

Unknown contact said:

"in re lifeguards, I think there is an opportunity to share in life guarding services with HABC and North Shores (who I think should consider combining forces). I would like to make sure skim boarding and board sports are still allowed at block W."

Unknown contact said:

"Maintain and grow the dunes, ie. fencing and dune grasses. "

Unknown contact said:

"Block W's board should refrain from creating the semblance of a second beach club in amenities or facilities or restrictions and regulations. It should be maintained in its original state: "forever wild" and unencumbered with security, guards who "card" people, or life guards. Maintaining the the beauty and cleanliness of that section section of beach is the primary mission of its board. Please don't look for projects or more "regulations and rules" because "you can." And please do not raise the annual fees to accommodate the vision of a few board members."

Unknown contact said:

"Signage facing the beach explaining the private ownership. Also consider cameras and/or signage regarding cameras. This may help prevent trash from being thrown on the dunes. "

Unknown contact said:

"It's a treasure in it's natural state. It doesn't need improvement. Leave it alone. Please keep assessments low. "

Unknown contact said:

"I believe that you are fear-monger in regarding the issue of trespassers. This is only an issue in your minds. The fact that a few outsiders come a few times a year will not jeopardize our ownership of the land. I would like the board to calm down about this issue and stop pushing the security guard agenda. Most of you on the Board spend your beach time at the beach club so you don't really know what goes on down there on weekends. Please just let it go. Our signs are sufficient from a legal standpoint. Nobody is threatening to take our land away. This is merely an issue that you have created. "

Unknown contact said:

"It seems to me if people want life guards and bathrooms they need to join HABC rather than assess all of its members who do not use it. "

Unknown contact said:

"Hire someone to collect entrance fees (should be instituted) to help fund the one or 2 persons to supervise the area."

Unknown contact said:

"Provide more information on how to rent umbrellas / chairs for use on Block W
"

"Consider charge habc for use of block W beach to offset costs to maintaining
"

Unknown contact said:

"No"

Unknown contact said:

"Make Block W accessible on a nondiscriminatory basis to non property owners. "

Unknown contact said:

"Off-leash dogs should be able to accompany owners on the Block W beach before 10 am and after 6 pm. I would support a permit requirement for this, with an associated fee (~\$25), with the understanding that owners must clean up after dogs and forfeit their permit if they fail to do so. Permit holders should also acknowledge their liability for any conduct of their dogs, and accept obligation to indemnify the corporation. Signage containing Block W rules could state permit requirements. "

Unknown contact said:

"Yes, leave trash cans all year round. Beef up signs indicating it's private property with restricted use. Schedule periodic volunteer litter patrols even in the off season. "

Unknown contact said:

"if you want some monitoring of use, weekend in season would be only time necessary - bathroom facilities would be a benefit if maintenance is reasonable. Keep dogs to before and after beach hours, dog bags provided are appreciated. "

Unknown contact said:

"Lifeguards and a bathroom would bring property into twenty first century."

Unknown contact said:

"access to dunes from the beach to pick up trash or balls etc that go over the fence"

Unknown contact said:

"There are so many insects that appear when wind is from the west. Is it possible to have the area of the dunes sprayed for insects?"

Question 25 has 31 answers (Open Text)

“Do you think there are any uses of Block W that should be prohibited?”

Unknown contact said:

"Any commercial use, amplified music, fires of any kind, motorized vehicles."

Unknown contact said:

"Overnight and day camping Chairs and umbrellas set up by Lynem or other businesses that block the view of the ocean as one enters that beautiful view from the path."

Unknown contact said:

"Unknown"

Unknown contact said:

"ban fireworks"

Unknown contact said:

"No"

Unknown contact said:

"Excessively large tents."

Unknown contact said:

"Unsupervised activities and bonfires!"

Unknown contact said:

"HAPOC should have control of and be compensated for the use of the property by the Beach Club."

Unknown contact said:

"I don't believe it should be a free for all and any activities. The Corp. should be able to comply a list of prohibited activities."

Unknown contact said:

"Alcohol, fires, sleeping, parties"

Unknown contact said:

"Many individuals leave lots of trash - bottles and cans at block W overflowing the trash can. These are permitted individuals. At night several individuals hide bicycles in dunes & drink leaving trash. They can't be seen from the road. These are not HA authorized people. "

Unknown contact said:

"Question: Through a separate agreement/lease/right to use, could the beach club use a portion of Block W for busy weekend use?"

Unknown contact said:

"1. Non-residents should not be permitted to use the property unless accompanied by a resident or a certified tenant of a rental unit. 2. If people continue to ignore their dog waste, then dogs should not be permitted on Block W. 3. Large un-supervised parties, loud noises, etc.; drinking by minors. This is prohibited in the Town of Henlopen Acres why is it permitted on Block W when this property is within the town boundaries? 4. Under no circumstance should we have bathroom facilities or lifeguards. This would simply increase the attractiveness of the private Block W parcel and make it next to impossible to keep non-residents off. It is difficult enough without those amenities and would require nearly 24 hour supervision to ensure that trespassers were not present. "

Unknown contact said:

"No"

Unknown contact said:

"Again, I would defer to sound legal research and advice."

Unknown contact said:

"Partying in the dunes. No fireworks. "

Unknown contact said:

"no alcohol or bonfires."

Unknown contact said:

"Anything that is a significant risk to the preservation of the natural state. "

Unknown contact said:

"Free running dogs should be prohibited (even if they belong to HA owners). "

Unknown contact said:

"No"

Unknown contact said:

"We enjoy using Bloc W to walk our dog and would like to continue this use."

Unknown contact said:

"Large group beach gatherings with music blaring and alcohol flowing. "

Unknown contact said:

"No cooking at the beach; no bands or loud music; think of ways to encourage dog owners to pick up after their dogs."

Unknown contact said:

"Limit/prohibit parties due to lack of staff to oversee them "

Unknown contact said:

"Private parties should be prohibited! Bonfires allowed only with permission of the the Board and supervision of a board member or privately paid adult resident. "

Unknown contact said:

"Trespassing "

Unknown contact said:

"Trespassing and any other unauthorized uses"

Unknown contact said:

"Allowing dogs to use it for relieving themselves"

Unknown contact said:

"Any structures such as bathrooms, any version of a tent, no music. Focus should be on maintaining a natural, serene environment. "

Unknown contact said:

"Property owners are not the problem. People throwing there trash from their cars is more of a issue. From Dewey to North shores you a piece of heaven, and everyone wants to be there today. We can't expect the Homeowners to foot the bills for a undeveloped piece of property that could end of with University of Delaware."

Unknown contact said:

"Tented Parties, bonfires"

Question 26 has 35 answers (Open Text)

“Please provide any other relevant comments or suggestions”

Unknown contact said:

"Although it's in all of our interests to prevent the unauthorized use of Block W, we are compelled to note that it's a beachfront. Unless there's some imminent danger of someone drowning there and trying to sue for wrong death, let's just leave it alone. Likewise, since there's really no adjacent parking, it's hard to believe that people are abusing access to the property during the summer months. So.... let's just keep it clean and undisturbed."

Unknown contact said:

"Thank you for your efforts, time and devotion to keeping Block W as it was and should be. It is a rare treasure "

Unknown contact said:

"None"

Unknown contact said:

"It would be helpful to know how many non-residents were turned away this year by the guard, the cost of staffing and the cost of ground maintenance if it were to be outsourced."

Unknown contact said:

"Each family could provide a list of family members that are using the beach at the beginning of each season - in addition to bringing the tag. We already do something similar with our Beach Club dues each year. Great Job this year!"

Unknown contact said:

"In my 42 years in HA, I have felt Block W deserves a better name. I have long suggested "South Beach" since it is (duh) South of the Beach Club, Maybe it's time to dress up just the name. Not essential of course, but the name Block W is pretty pedantic, IMHO. That aside, I love that beach as does our family. Keep on keeping on and, as the old adage sez, don't fix what ain't broke! Cheers, ginnyd"

Unknown contact said:

"What is nice about this beach is that there aren't a lot of restrictions and an opportunity for people to do what they want to do. "

Unknown contact said:

"It is an asset to the property owners!"

Unknown contact said:

"The elected officers of HAPOC (block W) should not have any conflict of interest with the town, the commissioners, the Beach Club and its officers. There should be appointed liaisons between the entities which would help clarify the confusion that our current members have. The staffing to limit unauthorized use raises liability issues for HAPOC without a corresponding real benefit. For practical reasons that access by the general public is very limited because of the high cost of the property and the high cost of the beachfront. The town should consider the possibility of the town purchasing the beachfront and the town should consider the possibility of the town purchasing the beachfront and the town should consider the possibility of the town purchasing the beachfront."

Unknown contact said:

"Block W is a gift to our community and such a blessing. We're hopeful it remains low key and not overly regulated. If residents have complaints, there should be a specific process to communicate them & plans in place to come up with solutions! "

Unknown contact said:

"Thank you for this survey. "

Unknown contact said:

"Try to avoid costly upgrades that will require increase in assessments. Thank you."

Unknown contact said:

"We had a hard time answering these questions because we don't know what problems exist such as trash, unauthorized usage, or off hours usage."

Unknown contact said:

"The Town should and its staff should assume a larger role in maintaining and protecting Block W as it does for the homeowners. I understand Block W is owned by the residents thru a separate entity, but it is located within the Town's boundaries, subject to its rules, and should receive the same level of services as home owners whose properties are also privately owned. It would require little additional effort to patrol the dune path on weekend evenings, and be more mindful of cars parked in our cul-de-sacs without resident or guest tags. It will be interesting to see residents response to the survey question asking if Block W should request the assistance of the Town. A majority of in favor would indicate a majority of residents would be supportive of the Town's engagement. Perhaps the Town should consider charging Block W for the incremental cost in the manner the Town shares security costs with North Shores?"

Unknown contact said:

"Block W is a treasure. I believe most of the neighbors would be happy to contribute more financially for it's upkeep and general protection. Thank you for your service to our community. "

Unknown contact said:

"We want to make sure that Block W is welcoming to all our guests and family. Staff should be trained in implicit bias so that people of color aren't inadvertently targeted or treated differently. "

Unknown contact said:

"Trash can on the beach is most necessary. Lynam has done a good service in cleaning Block W. "

Unknown contact said:

"Thoughtful survey. Thank you for working so hard to protect and preserve this incredible asset of the the town."

Unknown contact said:

"See above!"

Unknown contact said:

"A bathroom facility for HAPOC members use only (versus using the dunes and other area between the beach and Ocean Drive) seems to be a very basic amenity that would greatly enhance the member experience. Rehoboth Beach has public bathrooms as do many other public beaches. Wouldn't think there would be any real liability concerns as stated above. Not sure about the cost concern until the various bathroom facility options are explored and costed out. Certainly do not want to violate the deed restrictions if a bathroom facility were erected and a legal opinion should help clarify whether this is a valid concern."

Unknown contact said:

"Drop the requirement for a beach pass. Resist the inclination to create troublesome solutions for problems that don't exist."

Unknown contact said:

"I believe that you should EITHER serve on the beach club or the block w board. You give the impression of conflict of interest (if not an actual conflict) by consolidating decisions in the hands of a few people. It is decidedly in-American. "

Unknown contact said:

"Increased dues to finance guards 3-4 days a week July and August thru Labor Day. So Thursday/Fri thru Sun. 9 weekends. Don't announce the plan to the public. "

Unknown contact said:

"Is there any information as to whether non-Henlopen Acres residents make use of Beach W? Has misuse been increasing recently?"

Unknown contact said:

"The question on removing trash by members is unclear. Members who use it should be responsible."

Unknown contact said:

"If bathroom constructed, I'd be more open to staffing to keep it private."

Unknown contact said:

"Block W is privately owned. As such, the Town should not overly involve itself in the maintenance/management of it or it could jeopardize the beach's private status. Suggest the board be made larger given that there are no paid employees and to allow more residents to get involved. Board members of Block W should not be board members of the Beach Club to maintain independence of both organizations. "

Unknown contact said:

"Block W should be protected, it is a GEM!"

Unknown contact said:

"Fall bow hunting for specified individuals"

Unknown contact said:

"Thanks to all board members for the work you do on our behalf!"

Unknown contact said:

"Vigorously Protect this asset whose value is incalculable. This type is arrangement would never happen in 2021. "

Unknown contact said:

"if you are going to continue with passes for owners or tenants, they should be similar in size to umbrella tags at beach club Our family uses BLK W when in residence and tenants use it too. The addition of rental umbrellas was nice to have in place"

Unknown contact said:

"Sounds like we're creating Henlopen Government number 2. Unless property is going to be developed for property owners I feel cost should be kept to a minimum."

Unknown contact said:

"I believe it is important to continue to require that the property owner be in attendance with any guests using Block W."

Unknown contact said:

"No fireworks please"

Question 27 has 26 answers (Open Text)

“Please provide your name and contact information if you are interested in volunteering, or running for election to the Board of Governors ”

Unknown contact said:

"Lorri and David Grayson 13 Rolling Road Lorri cell # 302-379-1101 Interested in volunteering for cleanup etc. - if in town for those events."

Unknown contact said:

"Betsy Wilgis"

Unknown contact said:

"Maura and Chris Lindsay"

Unknown contact said:

"James D'Orta 202-375-3268"

Unknown contact said:

"James Hunt, jim@kensingtonhunts.com 301-467-7657"

Unknown contact said:

"Pete Partridge petepartridge1@gmail.com 410-913-8862"

Unknown contact said:

"We are happy to volunteer for clean up efforts. Andrea Rocanelli (arocanelli@gmail.com) and Todd Veale (todd.veale@gmail.com) 77 Pine Reach"

Unknown contact said:

"Gail mcdermott"

Unknown contact said:

"David E. Kaplan dkaplan@sradc.com 202-625-0030"

Unknown contact said:

"Scott Provinse 25 Rolling Road 202-577-4687 sprovinse@gmail.com"

Unknown contact said:

"David Richards 410 443 786 3487 richardsd715@gmail.com"

Unknown contact said:

"George Dotzel....at some future point. "

Unknown contact said:

"Emily Cronin, volunteering, just mved down to live full time. Don't feel I know enough to contribute much."

"Gabrielle Koeppel Interested in volunteering. Because of commitments currently to two other Board, I would not be interested in a Board position at this time. Realistically, I will have more time to devote to Board work when one of those commitments ends in the Spring of 2023. Thank you to the current Board for serving. "

Unknown contact said:

"Joe Payne 29 Tidewaters Joe@joepayne.com"

Unknown contact said:

"I am not physically able to help, but if there is anything else you can think of for me to do I'd be happy to help. This is an invaluable asset that must be protected and preserved. Ann Weir, 302-245-1355"

Unknown contact said:

"I would be happy to volunteer. Sherri "

Unknown contact said:

"Volunteering: Colleen Fitzpatrick, 9 Pine Reach, Henlopen Acres, colleen.fitzpatrick@mac.com"

Unknown contact said:

"Gene Gulland, 703-801-2360, mtpfarm@gmail.com"

Unknown contact said:

"Perry Bacon Mariana Bacon "

Unknown contact said:

"clean up volunteer - "

Unknown contact said:

"Robert Hammond, 85 Tidewaters rd. 302 239 4012."

Unknown contact said:

"Roger Kramer "

Unknown contact said:

"Marla Frear 53 Rolling Road 616-485-4521 mzmfrear@gmail.com"

Unknown contact said:

"richard sheldon margolsi"

Unknown contact said:

"Bob Goodwin 410-371-9801 Doctorbobgoodwin@gmail.com "
