

**SHARPLEY CIVIC ASSOCIATION ANNUAL MEETING**  
**March 21, 2022 via Zoom**

**Attached are notes which reflect comments made in addition to the Agenda that was presented. Some of these reflect interest expressed by those attending.**

1. Welcome: Raisa Rivero, President, Sharpley Civic Association, greeted guests and reiterated the Board's dedication to enforcing timely payment of dues and Sharpley's Deed Restrictions. Raisa thanked neighbors for attending via Zoom.

2. NCC Police Department Community Awareness Update: Corporal Kristen Hester, NCC police, reminded residents to keep their car and garage doors locked and to not store extra key fobs in adjacent vehicles. Do not create opportunities for crime to happen. Spring always sees an uptick in car theft. Homeowners are allowed two free false alarm visits from the NCCPD. If the NCCPD has to respond to a third false alarm, residents will incur a fine. Report non-emergency issues to 302-573-2800. Residents can also keep abreast of local crime on the local crime mapping website of NCCPD. Local crime is trending down. There were 3 incidents of stolen cars, 5 false alarms. Do not create opportunities for crime to happen. Be mindful of the recent spate of carjackings. It was recommended to register your cell phone with the reverse 911 alert system. Property reassessments are underway. Tyler Tech is working with NCC for the reassessments. Corp hester can be reached at kristen.hester@newcastlede.gov

3. Guest Speakers-Krista Griffith-District 12 Representative, She discussed the drainage issues on Whitby Rd. It was fixed with the help of NCC. There is no change in the redistricting with Sharpley. \$100,000 has been allocated to repave the road and improve the curbs on a portion of Ashford Rd between Spalding and Hampton. This will take place from April-October. Krista Griffith can be reached at 302-528-1779 and at krista.griffith@de.gov

4. Community Information and Guest Speaker-Senator Laura Sturgeon, District 4 Legislator-Two bridges and culverts on Sharpley Rd have been brought up to code. The stones were saved from the old bridge on Sharpley Rd and they will be reused on the new bridge. Metal railings will be replaced and the sidewalks will also be repaired. Please reach out to Sen. Sturgeon with concerns about damaged roads, debris or any other issues-302-388-0662 or at [laura.sturgeon@de.gov](mailto:laura.sturgeon@de.gov)

5. Review of Minutes from last Annual Meeting: Adriana Marini-Cossetti, Secretary - Meeting minutes were approved and will be posted on Sharpley website.

6. Treasurer's Report and Proposed FY 2022-2023 Budget: Mike Stetter, treasurer

Mike Stetter provided figures to March 2022 and 89% of dues have been paid, this is a record number for SCA. Dues payers will receive the benefit of tree care and the Sharpley Directory. Mike explained most of the dues go towards tree care, community events and snow removal. Dues will remain the same for 2022-23. Mike Stetter encouraged Sharpley residents to remind their neighbors to pay their dues. Budget was approved. Total income was-\$47,104-this covers the aforementioned items. The tree budget has grown due to the increasing number of sick or old trees. Mike also previewed the Proposed Fiscal Year Budget for April 1,2022-March 31, 2023. The Board will review and adopt the final version of the FY'23 Budget at the first monthly board meeting of the new fiscal year on April 11, 2022.

7. Audit Update: John Mercante conducted an audit on the SCA bank accounts. This is done annually to assure that everything is in compliance. Money market accounts were rolled into the checking account. All accounts were checked and all are in good standing.

8. New Business: District Representative Elections, Mike Stetter explained the election process and duties of the representatives. Elections were held for districts 3, 4 and 5. SCA is looking for a resident to cover district 3. SCA will vote in April for the president, vice president, secretary and treasurer positions. The following community members were approved-

- Raisa Rivero - District 4
- Mike Hamilton - District 5

9. Architectural and Deed Restrictions: Maryann Dougherty reminded the community to uphold the deed restrictions and standards that make Sharpley a great neighborhood. Violations have been addressed and will continue to be addressed until residents are compliant. Board approval must be granted **before** starting any new construction. Under the Policy, the resident must submit his or her plans to the adjacent and abutting neighbors for review and shall obtain each neighbor's approval or disapproval. However, a neighbor's approval or disapproval does not dictate the Board's decision. When considering whether to approve or disapprove a proposal, the Association shall give due consideration to the neighbor's approval or disapproval, but shall only be bound by the Sharpley Deed Restrictions and the policy guidelines. Maryann advised residents to read the deed restrictions in the handbook. Residents were reminded to keep trash cans out of street view and to keep yards free of debris.

10. New Neighbor Welcome Committee: Danielle Rossi and Raisa Rivero, spoke on the committee and its mission to let new neighbors know about the deed restrictions, neighborhood news, events and dues information. New residents will receive from the committee the Sharpley handbook, dues information and district maps. SCA is working on

accepting electronic payments for dues and updating the website.

11. Neighborhood Socials-Danielle Rossi, June 11th will be the annual garage sale date.

12. Tree Committee Report: Marilyn McGowan gave a brief explanation of the Street Tree Committee. Marilyn reviewed the number of trees that were trimmed, removed, and replaced. Sharpley will take down and replant trees for neighbors who have paid dues for 5 consecutive years. It is projected that the tree committee will need to spend \$55,000 in order to address all of the tree issues next year. It costs \$1,600-\$1,800 per tree removal and replanting. A new nursery will be taking care of the tree work-Brandywine Nursery. The Tree Committee has applied for and been awarded a grant to help offset some of the growing tree costs.

- Woodpecker damage and ash trees are aging out and many of them need to be replaced.

13. Questions from neighbors: Chain link fence-how is that allowed? It was grandfathered in. Sidewalk repairs-Will there be a neighborhood group rate as offered in the past? SCA will look into this. Why are there no street lights?-Sharpley was not constructed in the 1960s-70s with that in mind. Too costly to retrofit the streets with electricity and lights.

Adjourn – 38 members attended the Annual Meeting via Zoom.

By Adriana Marini-Cossetti