



# THE TIMBER FARMS VOICE

## *Neighbors working together*

Vol. XXII – No. 3

August 2017

### LETTER FROM OUR PRESIDENT

Summer is in full swing. We've had some great weather recently, and I hope you've had some opportunities to enjoy it. Plan on spending some time outdoors before the cold weather gets here.

Timber Farms has two neighborhood organizations. All residents are members of the Timber Farms Maintenance Corporation and are required to pay an annual maintenance fee of \$165 per household. The Maintenance Corporation is responsible for the upkeep of all of our open spaces, snow removal, and maintaining the standards outlined in our deed restrictions. Annual membership in the Timber Farms Civic Association is voluntary. Dues are \$25 per year per household. The Civic Association organizes several annual neighborhood events, including the Easter Egg hunt, picnic, and Halloween parade. We also publish a quarterly newsletter, maintain the neighborhood web site, and coordinate email communication with residents.

Our annual picnic for Civic Association members and their guests will be held on Saturday, September 9. I hope you and your family will be able to join us. We need help with setup, cooking food, and cleanup. Please email us if you are able to volunteer.

Thanks again to all who have joined our Civic Association this year. Many of you have also made generous contributions in addition to your annual dues. We appreciate your help in meeting this year's expenses. Thank you all for your support.

Bruce

### RESIDENT REVIEWS ON SOLAR PANELS

It has been nearly two years since the Timber Farms community voted to change its deed restrictions to allow the installation of solar panels. A couple of months after the vote, solar panels were installed on the roof of our house. With the exception of a five-week interruption, the panels have produced electricity ever since. The disruption in electricity production was caused by squirrels that picked the gap between roof and panels as a place to build nests and used wiring to sharpen their teeth. The solar panel company (SolarCity) responded quickly and shut off the panels, but then it took weeks for them to send a company whose main business is to remove squirrel nests from under solar panels and to place squirrel-proof (hopefully) barriers around the solar panel installation. It took a few more weeks for SolarCity to replace panels whose wiring was damaged. At the two-year

mark, SolarCity is supposed to review the performance of the panels and pay us if the actual amount of electricity produced is lower than the predicted amount. (I am curious to see how smooth this review will go.)

When asked how much money we are saving by generating electricity with the panels, my answer is, some (perhaps \$100 over the 20-month period since installation). It was always my opinion that installing solar panels is not an investment with predictable, sizable returns, and more than momentary savings should be a motivating factor for acquiring them. During May through October, our panels generate about 2/3 of our electricity consumption, considerably less during the rest of the year. How much money the panels ultimately save depends on the cost per kWh Delmarva Power charges at any given time. As long as natural gas is cheap and no carbon tax is levied, electricity rates will likely not go up as fast as some have predicted and savings from solar panels will be small, but as long as we come out even or actually save some money, I am happy to have reduced our greenhouse gas output by nearly 10 tons of CO<sub>2</sub> (according to SolarCity).

-Rolf Joerger

We installed solar panels on our home on W. Hummock Lane a year and a half ago. Since that time we have been carefully monitoring data monthly so we could evaluate our solar usage and compare costs to previous years. We are happy to report that we are saving almost to the dollar what we were told to expect, and we like the fact that we now have a fixed rate rather than the drastic ups and downs which resulted from variations in the weather or billing period fluctuations with Delmarva. We are very happy with our system and have experienced no service problems whatsoever. We are, in fact, banking energy at a rate greater than anticipated.

Our choice in companies was SolarCity and we are completely satisfied with them. They explained everything up front, but never pressured us for a decision. Once we decided to get the panels, they did an excellent job keeping us informed every step of the way. They did the leg work and helped with all of the details. They were on top of everything during installation. Customer service representatives continue to be efficient and responsive, and they are always available for questions. We feel that we made the right choice in the company we used, and in installing the panels.

-Jesse and Judie Rodgers

We have had solar panels installed on our home on Woodland Road by Solar City. I am happy with the service that I am receiving from Solar City. It is important that you know, that my home is all electric and 90% of the roof is covered

# The Timber Farms Voice

## THE OFFICER'S CORNER

**Bruce Lipphardt, President**

139 Woodland Road

(302) 518-3359

president@timberfarmscivic.org

**Dave Frampton, Vice President**

614 Timber Wood Blvd.

(302) 368-3314

vice-president@timberfarmscivic.org

**Bob Oakes, Treasurer**

142 Woodland Road

(302) 737-0515

treasurer@timberfarmscivic.org

**Linda Olds, Secretary**

405 Arrowood Lane

**Aleah Estevez,**

**Newsletter Coordinator**

newsletter@timberfarmscivic.org

*Please send your dues to:*  
TFCA, P.O. Box 489, Bear, DE 19701  
E-mail: TimberFarmsCivic@aol.com  
Website: www.timberfarmscivic.org

## COMMUNITY CORNER

with solar panels. Also I am receiving the savings that was quoted to me by my representative Mr. Brian Beldyk. Brian is someone who will be with his clients from the beginning to the end of the project. If you would like to contact Brian without any obligation with your questions his phone number is (215) 480-4250

-Russell Payne, Sr.

### ANNUAL SUMMER PICNIC 2017

Hello all! Are you thinking summer is slipping away fast and yet again we will lose warm sunny days to cold weather? Wait, how can summer be over without Timber Farms' eagerly awaited annual summer picnic? Yes, once again it's almost time for our family fun together at our open grounds near gazebo at the end of Holly Cove! Get your families excited for our picnic on Sept. 9th.

Even ahead of our kick-off meeting, our active committee members have already started engaging the vendors to lock down their services for us on that day. Very soon, with the help of our enthusiastic members, we will have the whole event organized

(continued from front page)

so everyone attending can have best of the times. We will have a barbecue as usual with grillers making a variety of items in sultry heat. Food will cater to everyone including our vegetarian community. Yet again we will have moon bounce, giant inflated slides, pony rides, football toss, a bunch of games, and to top it off, our signature Mr. Softee ice cream! Can't wait, can you?

Once again, we will keep it only for our members, their families, and guests. So keep looking out for our emails for further updates. We are looking forward to seeing you at the picnic!

Mukesh Mehta

Chairman, Picnic Committee

### INFORMATION FROM COUNCILMAN TACKETT

Dear Timber Farms Residents,

Your Councilman working for you: Change in building permits to assist Maintenance Corporations and raise awareness for residents. The Land Use Department is incorporating courtesy language in residential permits as follows: New Castle County's issuance of a building permit in no way confirms that the proposed work complies with any private Deed Restrictions that may apply to the property. Private deed restrictions are separately enforced by homeowner associations or individual property owners. It is incumbent upon the property owner to review the property records applicable to the parcel before beginning the proposed work.

We are hopeful that this language will raise awareness and encourage residents to check with their Community Maintenance Corporation and/or architectural committees to verify that any plans they have are in compliance with neighborhood deed restrictions.

Working for you,  
David L. Tackett, County Councilman

## TIMBER FARMS MAINTENANCE CORPORATION

We are currently in the process of a second review of accepting the remaining open space to the maintenance corporation. Recapping briefly, we had an inspection last year where the dedicated land was in the process of inspection to begin the transition of turnover. However after multiple attempts to reach an agreement to remedy the issues set forth by New Castle County Land use and LC Homes we have entered into another turn over process.

Last week Bob Oakes and I met with a representative from LC Homes to revisit the issues pending the turnover. During our walk through we reviewed the original list and noticed that there were additional new violations that would have to be corrected before the turnover process could begin. These new violations have been caused by residents using adjacent open space as a continuing area of their property. At the end of our inspection we discussed with the representative of LC Homes the action and next step in the process. This surfaced the issue of who is responsible for the correction. Since this roadblock had to be addressed I contacted our New Castle County Councilman Dave Tackett. Dave was quick to arrange a meeting with NCC Land Use. During this meeting Bob and I addressed our concerns which has complicated the

# The Timber Farms Voice

inspection and turnover process. The meeting ended with clear direction in that LC Homes is solely responsible for all corrections to be made to the open space; this includes contacting the residents that encroach on the open space.

We will be accepting an additional 23 acres in this transition all total we will be responsible for and maintaining approx. 50 acres. Most of the new acreage is wooded, however there are small sections of grass and landscaping that will have to be maintained. I discussed with Land Use options that

could minimize our maintenance costs of this new space. My intentions are to review these ideas with our Board in attempt to minimize additional costs associated with our new acquired land. Hopefully this will minimally impact our annual assessment dues.

Any questions or comments are welcome.

Best Regards,

Dave Schneider

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Seamstress - Alterations: alter unlined items \$6, alter lined items \$8. I do clean and excellent work. Will be done in one day if needed. I have 30 years experience. Please contact me by e-mail: Alterations100@yahoo.com. I live in Timber Farms.

Babysitter: Heather, responsible high school student, eager to babysit. Red Cross Babysitter Certified. Please call her at 302-292-6990.

Preschool/Toddlers teacher and Assistant teacher is needed for Happy Kids Academy off Old Baltimore Pike. Must have State certificate to apply. Please call 302-369-6929 and ask for Mariam.

Tri-State Remodeling offering Group Rate to all Timber Farms residents for all exterior home improvements. Roofing - Windows - Siding - Soffit/Fascia - Gutters - Entry/Sliding/Garage Door Replacement. Please call (302) 444-8314 to request an estimate or email at john@tristateremodels.com

Loving Touch Animal Clinic a new veterinary hospital close to Faith City at 155 Stanton Christiana Rd, Newark, (302) 861-6291, offers a warm office setting where you see the same vet each visit, Dr. Smalls is offering Timber Farms residents a free first wellness visit, Call for an appointment and we are also open every other Sunday.

Firewood—2 year Seasoned Wood—Free Delivery on Fridays, Saturdays, and Sundays for Timber Farms Residents. Layaou Landscaping, Inc. 731-1660

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Danielle Mattox a UD sophomore college student willing to clean your home. She enjoys cleaning and will make your home stunning! She can sweep, dust, mop, vacuum, clean glass surfaces and scrub walls. Must have cleaning supplies available. Charges vary on house size, usually 3 hours for \$ 100. Call for an evaluation appointment 302-985-1842

I am a resident of the Timber Farms Community. I do interior and exterior painting. I offer free estimates and affordable pricing. Upon request I can supply references. If you are interested please feel free to contact me (302)-235-9922

# The Timber Farms Voice

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