



THE TIMBER FARMS VOICE

Neighbors working together

Timber Farms Civic Association
PO Box 489
Bear, DE 19701

Vol. XXVI – No. 3
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LETTER FROM OUR PRESIDENT

I hope you are enjoying summer, which is now in full swing. Get outside when you can, and enjoy the summer weather!

Thank you to our legislators, and to DelDOT, for adding a new four-way stop intersection at Timber Wood Boulevard and Woodland Road. Several residents have expressed concerns about traffic issues at that intersection. Please remember how important it is to drive safely and attentively, especially on our neighborhood streets. We want everyone to be safe.

We hope you and your family will join us for the neighborhood picnic on September 11. The picnic is open to all TFCA members and their families. If you are not yet a member, please email us to join. All of the volunteers for our picnic planning committee have been hard at work organizing some great new activities and food options. We will have a larger seating area this year so that we can add a bit more distance between tables. You can also bring your own chairs. Save the date, and watch your email for updates on the schedule.

We are planning a Halloween parade and costume contest on Saturday, October 30. The parade is always a great chance to see your neighbors and enjoy some creative costumes. Mark your calendar and plan to join us in October.

Regards, Bruce Lipphardt, President

INFORMATION FROM COUNCILMAN TACKETT

Dear Timber Farms Residents

Every so often a resident in the district will reach out to me about an issue they are experiencing with a contractor they have hired. Many times there is not a lot that New Castle County can do because this is a private contract the homeowner has entered into. Taking the precautions below will go a long way to protect you.

Planning a Home Improvement Project?

A home improvement is the intent to construct, alter, repair, move, demolish, or change occupancy or use of a single-family dwelling or its accessory structures.

If you are a homeowner considering a home improvement, it pays to know your rights before you enter into a contract and your available remedies should something go wrong.

To assist you, here are some best practices that should be taken into consideration.

CONTRACTOR SELECTION: Homeowners can avoid many problems by selecting qualified contractors. While there are no guarantees, risks are reduced if the homeowner makes certain that the contractor has all of the required licenses with the State of Delaware and New Castle County. All individuals and businesses that provide construction and building improvement services are required to obtain a New Castle County contractor license in addition to the State of Delaware business license. Those contractors performing work requiring a permit or utility trade work need a contractor license with permit endorsement. You can verify contractors online at www.nccde.org/license.

CONTRACTOR'S INFORMATION: The contract should contain the name, address, and New Castle County contractor's license number. If the contractor intends to use subcontractors to complete any work, then the contract should contain the name and license number of each subcontractor.

DATES: A home improvement contract should contain the approximate dates when work will begin and when it will be completed.

CONTRACT LANGUAGE: Your first right as a consumer is to know what you're agreeing to; so the written contract should be legible and clearly state the specifics of the job and the materials to be used. The contract should describe each document that it incorporates, including construction plans and materials list, and it should be signed by each party to the agreement. Remember the contract is a legally binding document so it is important to understand what is being signed. Lastly, the homeowner should receive a signed copy of the contract prior to the work starting. The contract should include all warranties and guarantees from the contractor, subcontractor, and material suppliers.

DEPOSIT AND PAYMENT: As with any contract the agrees-upon price of the home improvement should be clearly stated, and no payment should be made until all parties sign the contract. It is not uncommon for a down payment representing costs of material and other early costs (e.g: design fees, permit fees, etc.) to be paid prior to work commencing. Beyond the deposit, additional payment terms should seek to break the job down into as many discrete components as is reasonable, and to keep the costs of materials and labor for that component. Homeowners shouldn't get into a position where they make final payment prior to the completion of work.

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(continued from front page)

Be smart when hiring a contractor and signing your contracts. My office and our Department of Land Use are always available to answer questions about your planned project.

Land Use: 302-395-5400

David L. Tackett

Eleventh District, New Castle County 302.395.8351

INFORMATION FROM SENATOR TOWNSEND

Dear Neighbors,

I hope the summer is coming to safe close for you and your families, and that we can gather as a community soon. Two local updates:

(1) the four-way stop configuration has been completed at Timber Wood Blvd, Woodland Rd, and W. Hummock Lane. DelDOT approved this measure, which was supported by the documented speeding along Timber Wood Blvd and the exceptionally close vote by the neighborhood not to approve speed humps. Thank you for those who take the extra seconds to drive safely in our community.

(2) State Rep. Madinah Wilson-Anton and I have been in touch with the owner/director of The Little Caboose Child Care & Learning Center, regarding families from TLC engaging in dangerous maneuvers at the entrance to our neighborhood. The owner was extremely responsive and has encouraged her families to be mindful of traffic laws and safe maneuvering. If issues continue, we will examine possible enforcement measures.

Please never hesitate to let me know how I might be of assistance, and please be safe as the pandemic continues.

Sincerely,

Senator Bryan Townsend

bryan.townsend@delaware.gov

302-709-1516

TIMBER FARMS MAINTENANCE CORPORATION

We are happy to report that this year's maintenance fee has been paid by 99.3% of our residents. This is an exceptional percentage and great accomplishment, due in no small measure to our treasurer, Bob Oakes, who keeps carefully track of payments and sends out reminders and warnings to those who have not paid so far, and we hope to reach 100% compliance soon.

Some residents have sent us complaints regarding the geese that have made our neighborhood their home. It seems that their number increases every year. They love bodies of water and grassy areas, something our development offers them. A website that lists some strategies for keeping geese off properties can be found at <https://wildlifehelp.org/animals/delaware/canada-goose>. Please also note that Canada geese may be protected under the provisions of the Migratory Bird Treaty Act of 1918.

Residents have also informed us that a retention pond in our development showed unusually high water levels as a result of heavy rains and slow drainage. Our County Council member, Dave Tackett, is in contact with County employees who will try to find out what could be the cause of the problem.

Remember that prior to construction, fences, sheds, and additions such as decks, approval from the Timber Farms Maintenance Architectural Review Committee is required. Have a nice rest of your summer and please obey the new stop signs on Timber Wood Blvd.

Regards, Rolf Joerger, President

TIMBER FARMS PICNIC

Hello Neighbors:

Calling all Timber Farms residents and Civic Association members! It is almost time for our Timber Farms picnic. Our Picnic date is Saturday, September 11, 2021, at the open grounds near the gazebo at the end of Holly Cove Road, from 3:00 to 6:30 PM. Our rain date is Sunday, September 12th. What a wonderful time to enjoy food, fellowship and fun with our friends and neighbors!

We have the popular features that are always crowd pleasers: grilled hot dogs and burgers, pastas, salads, multiple vegetarian dishes and more... The children enjoy Mr. Softee ice cream, pony rides, the moon bounce, our giant inflated slides and football toss. We also have a great DJ. All we will need is good weather and You!

Would you like to take part in helping to ensure that this year's picnic is our best one ever? Elaine Little will create a signup list for our volunteers soon. Please respond to Elaine's email for volunteers when it is available. There will be many places to serve. The great thing about working together with your neighbors is that it allows us to get to know each other better. Helping out is a lot of fun! We especially need volunteers to assist with grilling. Often times, one person grills for all of us for the whole picnic and does not get to enjoy the event. Bummer, right? So, let us all help as we can. The website will be available soon and you will be notified of the address when it is available! Thanks neighbors!

Please note: the picnic is only for Timber Farms Civic Association (TFCA) members, their families and guests. Guests will be charged a nominal \$5/person. The funds are used to help us to manage the costs of hosting TFCA events held throughout the year.

If you are Timber Farms resident who is not yet a member of the TFCA, you can join for \$25. Please feel free to join us by signing up at the picnic registration table. We would love to have you join us and look forward to enjoying the day with you!

Regards,

Rosie Tooley

Chairperson, Picnic Committee

TFCA Sept. Picnic

TimberFarmsCivic@aol.com

- ◆ **RSVP by 9/5**
- ◆ Volunteer to help
- ◆ More information



INFORMATION

FOOD: Hamburgers, Hotdogs, Bean/Veg Burgers, Bratwurst, Vegetarian Options, Amore' Italian, Pepsi Products, Lemonade, Ice Tea, Herrs chips, CottonCandy, Popcorn & more

DATE: Saturday, September 11, 2021 **TIME:** 3:30-6:30 PM

RAIN DATE: Sunday, September 12, 2021, same time

WHERE: Gazebo, end of Holly Cove

WHO: TFCA family members only, RSVP required

NON TCFA MEMBERS: Join by Sept 5, 2021 TimberFarmsCivic@aol.com

FAMILY FUN: Pony rides 3:30 PM, Mr. Softee 4:30 PM, door prizes 5:30, games, challenges, contests & inflatables for kids

The Timber Farms Voice

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