



# THE TIMBER FARMS VOICE

*Neighbors working together*

Vol. XXVIII – No. 1  
February 2023

## LETTER FROM OUR PRESIDENT

We look forward to another great year with our neighbors. If you are not yet a member, please join the Civic Association and help support our upcoming social events. We hope to see you at our annual Easter Egg hunt on April 8!

We've been fortunate to have a milder winter so far this year. I've seen many residents walking outside in the warmer weather. Take advantage of it when you can.

Please take a few minutes to review these simple things that you can do to keep your home safe and secure:

Locate your main water supply shutoff - Every teenager and adult in your home should know how to locate and operate the main water supply valve to isolate any unexpected or sudden leaks. Practice operating the valve when no water is being used by the washing machine or dishwasher. If your valve seems stuck, contact a plumber to have it serviced.

Locate your electric panel and main breaker - Every teenager and adult in your home should also know where the electric circuit breaker panel is located, and they should be able to locate and operate the main supply beaker to shut off electricity to the entire house in the event of any suspected electrical problem.

Have your chimney inspected and cleaned - Your chimney should be inspected and cleaned regularly. Contact a local chimney service company to arrange for an inspection, and follow their recommendations, especially if you use your fireplace frequently during the winter months.

Regards, Bruce Lipphardt, President

## INFORMATION FROM SENATOR TOWNSEND

Dear Timber Farms,

I hope this newsletter finds you well! As we finish up (what is at the time of this writing) a light winter and prepare for springtime's kickoff of construction season, it is timely to remind everyone that there will be major roadwork along Old Baltimore Pike in the coming months. The full repaving from the Maryland line to the town of Christiana continues, with work arriving to our area soon. This will help to address the potholes/degradation up and down the corridor and to keep the road in a safe state for many years. Please navigate the corridor safely and plan your trips accordingly during the completion of this work. I will send out additional details to our neighborhood as I have them.

Legislative session began for the year in early January and continues through June 30, with the occasional break for budget hearings or holidays. There are many items on the

legislative agenda this year—ranging from widely impactful policy areas such as enhancements to educator compensation and stabilization of State retiree health benefits, to very specific issues brought to our attention by individual constituents. I welcome your input on items that fall on any point of that spectrum. Some of the most rewarding moments as a senator involve working with residents of our own district to turn their questions or ideas into law or policy. As always, I am available to field your input directly. Please never hesitate to reach out.

Bryan Townsend

Senate Majority Leader

bryan.townsend@delaware.gov

302-709-1516

## INFORMATION FROM COUNCILMAN TACKETT

TF Neighbors,

I wanted to provide you with a couple of quick updates:

The Wawa on 273 is currently hoping for a June opening, which is subject to change, one way or the other. They are making a lot of progress quickly.

Just an update on the reassessment of all our property values: As you are aware, the Tyler assessors have been through our area and will start soon on the City of Wilmington. Once complete, the newly assessed values will be reflected on your property tax bill. Just a reminder, the school tax is a separate part of the bill you or your mortgage company receives each year, and how that part is affected will be determined by the school district.

So, New Castle County is making every effort to keep the property tax portion of your bill neutral but there is no guarantee your bill will stay the same. It could go up some, maybe even come down or just stay the same. Also, County Executive Matt Meyer has asked the courts to have New Castle County put off the implementation until the tax bill of 2025 and we are awaiting that decision. I have reported many times to the community, the County was sued and forced to conduct this total assessment.

If you have any questions or would like to request any updates always reach out to me anytime.

Councilman David Tackett

302-395-8371

David.Tackett@newcastlede.gov

Your councilman/Working for you!

# 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  
secretary@timberfarmscivic.org

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

If you aren't one of the 400 residents of Timber Farms who have already provided us with their e-mail address, please do so. It is the surest way to receive timely, updated information which affects you. Please e-mail us your address today at timberfarmscivic@aol.com.

### INFORMATION FROM REP. MADINAH WILSON-ANTON

Dear Neighbors,

The 152nd Session of Delaware's General Assembly began on January 10th, 2023 and will last until November 5th, 2024. I am proud to have supported several pieces of legislation this first month and look forward to continuing to fight for working families in Delaware when we are back in session in a few weeks. Check out the General Assembly's website to stay updated and informed on the important work of the legislature: legis.delaware.gov

Heads up on some bridge work in our community that will cause some lane closures spread out over the coming months. Two sets of bridges in our area will be worked on during this project: three bridges on Salem Church Road (2 days of work each, done between 9 a.m. and 3 p.m.) and two bridges on DE 273 (3 days of work each, done between 9 pm and 5 am). Check in on all DelDOT projects here: deldot.gov/projects

If you have any questions or concerns, please feel free to contact legislative aide Michael Smith via email at MichaelA.Smith@Delaware.gov or via phone at 302 744 4349.

Sincerely,

Representative Madinah Wilson-Anton  
Madinah.wilson-anton@delaware.gov

## TIMBER FARMS MAINTENANCE CORPORATION

Annual homeowner assessment to remain the same as last year! The Board of the Timber Farms Maintenance Corporation, composed of Jennifer Hostetler, Rolf Joerger, William Johnson, Robert Oakes, Jason Oldies and Rosie Tooley, held a meeting on January 26 to review the balance sheets for 2022 and to develop and approve a budget for 2023. Due to lower costs for snow removal and for tree maintenance and, of course, last year's increase in the assessment, we finished the year in the

black, allowing us to replenish reserves that we had dipped into the last two years and to contemplate additional spending on safety measures (see below).

Although we expect some minor increases in costs for such items as mowing of the grass in our open spaces, the Board is confident that we will have sufficient income at the current level of the assessment to cover expenses. Therefore, the Board voted to keep the annual fee at \$195, the same as last year. This level allows us to budget \$53,595 for expenditures in 2023. Obviously, we will only be able to maintain the assessment at this level if 100% of all homes in Timber Farms will pay their maintenance assessments on time.

The 2021 assessment bills will be mailed out to all homes on March 1, 2023, with a due date of April 30, 2023.

Please contact any one of the Board members if you should have questions regarding the 2023 assessment. (Contact information available on the Maintenance Corporation website.) It is the policy of the Timber Farms Maintenance Corporation to assess late fees for assessments not received on time. Residents are also advised that they are responsible for paying attorney's fees should it become necessary for the Board to take legal actions in case of non-payment.

The other item discussed at the Board meeting was traffic safety in Timber Farms. Frequently, we receive complaints from residents about speeding, failure to stop at stop signs and unsafe maneuvers near areas where school busses load and unload children. As explained in our last newsletter and in emails, New Castle County has a program whereby organizations can hire off-duty police officers to monitor traffic in neighborhoods and give out tickets to violators. We asked for your input on this matter and a majority of respondents were in favor as long as it did not cause an increase in the assessment. The Board voted to move ahead with the program and, if possible, have police officers present for two hours per week for three months after which time the Board would assess the effectiveness of the program.

Next to traffic safety, the presence of a large number of geese and their fecal matter in our development is a frequent topic of complaints received by our Board. We are currently looking into possible actions that can be taken to address the issue.

Rolf Joerger, President

### TIMBER FARMS CIVIC ASSOCIATION

February begins the 2023 Timber Farms Civic Association's Annual Membership Drive. We thank all 186 members for supporting us last year. Your membership supports our annual neighborhood events. Easter Egg Hunt, Two community garage sales, Community Picnic, Halloween Parade, Holiday home decorating contest. The Timber Farms Voice Newsletter, Our web site (Timberfarmscivic.org), Our communications to 421 of our residents.

#### Planned Activities for 2023

Feb. 1 Start of Civic Association Membership Drive  
Feb. 25 Newsletter - Timber Farms Voice  
April 8 (Sat.) Annual Easter Egg Hunt

# The Timber Farms Voice

(continued from page 2)

- May 15 (May and June) Graduation Notice's on Bulletin Board
- May 20 (Sat.) Community Spring Garage Sale
- May 25 Newsletter - Timber Farms Voice
- Aug. 25 Newsletter - Timber Farms Voice
- Sept. 9 28th Annual Community Picnic
- Oct. 7 (Sat.) Community Fall Garage Sale
- Oct. 18 Civic/Maintenance Meeting - Thurgood Marshall School
- Oct. 8 29th Annual Halloween Parade - Christiana High School Band
- Nov. 15 Civic Association Meeting, Thurgood Marshall School
- Nov. 25 Newsletter - Timber Farms Voice
- Dec. 19 Judging of the best Decorated Homes

Thank you for your support over the years. We are looking forward to an exciting 2023! Serving the Community for the past 31 years

## WELCOME NEW RESIDENTS

To our Friends and Neighbors at Timber Farms: We are creating a Welcome New Residents Committee to develop resources for our newest neighbors. The purpose of the Committee is to work collaboratively to generate something useful, insightful and wonderful to help our newest neighbors feel welcome and to give them support in navigating their new environment.

We will hold our first meeting this month. If you have ideas about what should be included or you would like to join with us, please email Rosie at [rltooley@gmail.com](mailto:rltooley@gmail.com)

Have a great day!

## CLASSIFIED ADS

**FREE to members of the civic association and their businesses; all others may place an ad for \$6.00.**

Affordable alteration contact: Jayshree Sheth 302-250-4397 • any saree to add fol/stitching • any dress/chudidar stitching • any pant stitching • need to add/remove sleeves on dress • anything else just call

A family Affair Tent & Party Rentals (Timber Farms resident), Weddings, Graduations, Birthday Parties, Reunions, call 302-733-0408

Healing Touch Energy Therapy: Great for pain management, relaxation, stress reduction, reducing anxiety/depression, strengthening the immune system, enhancing recovery from surgery, supporting cancer care, easing acute and chronic conditions, etc. Reasonable rates, flexible hours, Call Judie Rodgers, HTPA, on 302-273-2447

Professional Video Services since 2004. Memories For a Lifetime Productions...Professional video collages, set to music. Also, we can transfer your treasured VHS tapes to DVD's. Call Lisa at 299-5579.

Pet Care: available evenings and weekends. Caring and Reliable. Call or text Paige at 302-463-0489

Empowered Beauty, Healthy Living. I help women create a lifestyle that improves their overall health, so they feel beautiful in their skin and empowered to be their best self. We have high performing products made with safer ingredients. Visit [www.beautycounter.com/jenniferjohnson4](http://www.beautycounter.com/jenniferjohnson4) or call/text 407-230-3349. Follow me on Facebook at @Empoweredbeautyhealthyliving.

Professional voice over actor. Can deliver deep, sincere tones; fun, cartoon-like voices; accents; impersonations. Can read commercial and narrative copy. MFA in Theater. Experience as a planetarium lecturer. Please check out my demo at [www.outsidevoicebox.com](http://www.outsidevoicebox.com) 503-539-9551

Evergreen Waste Services are offering Timber Farms residents a special offer. Weekly Trash & Recycle Collection on Tuesdays. Because were the number one trash collector in Timber Farms we can offer you a great price ( \$25.00) per month. ) Call Evergreen now at 302-635-7055 to start taking advantage of the discounted services for Timber Farms Residents.

Legal Services: Stephanie Emmanuel-DeLuna, Esq. Legal representation in the areas of domestic/family law, personal injury, workers compensation, small business law, immigration, and wills/probate [Stephanie@thecastrofirm.com](mailto:Stephanie@thecastrofirm.com)

In need of calligraphy services for weddings, gifts, or decor? Search "Katelyn's Calligraphy and More" on Facebook or call Katelyn at (302) 584-4339 for more information.

I would be available for snow shoveling this Winter - Paige Barnard 124 woodland 302-463-0489

My son, Tom is available for yard work, some landscaping and snow shoveling this winter His contact number is 593-7803. Thank you.

Rising Hope Therapy provides mental health services to adolescents, individual adults, couples and families. We provide a supportive and non-judgmental environment where clients can identify, explore and begin to overcome various life struggles. If you would like more information or to schedule an initial session please visit our website and/or contact us by email or telephone. [www.risinghopetherapy.com](http://www.risinghopetherapy.com)---Admin@risinghopetherapy.com---302-273-3194

My name is Alison Hawtof and I'm a high school student interested in babysitting. I love playing and reading to children (as young as 2). During the school year, I am available Friday evenings, Saturdays, and Sundays. In the summer, my hours are flexible. Please contact me at (302-257-8369 if you are interested.

Shola Coker Phillip, Realtor/Home Designer, REMAX Associates, 668 Yorklyn Road, Hockessin, DE 19707. [www.sholasellshomes.com](http://www.sholasellshomes.com), Cell: 302563-3784, Office: 302-234-3800, efax: 877-408-7952

Chiropractor - Dr. Anthony Giantinoto. Conveniently located for Timber Farms Residents in the Commonwealth Building of the University Office Plaza - 260 Chapman Rd, STE 104E. Private health insurance accepted as well as Medicare and Medicaid. Call us at 302-294-1832, or find us online at [302relief.com](http://302relief.com).

If you need help to upgrade your computer, or recover data from an old device please reach out to me at 516-236-0859. (Timber Farms Resident)

Made By McFadden My name is Brittany McFadden and I have turned a hobby into making gifts for others. I make various baby items - blankets, bibs, swaddles, and onesies, as well as headbands for your mask, regular headbands, rag quilts and scarves. You can contact me on Facebook, Instagram @madebymcfadden or Etsy [https://www.etsy.com/shop/MadeByMcFadden?ref=search\\_shop\\_redirect](https://www.etsy.com/shop/MadeByMcFadden?ref=search_shop_redirect)

Maurice Wright, 156 Woodland Road is available for snow shoveling. No set price, just accepting donations to put towards college fund. Phone number 302 685 8006, Father Maurice 302 465 5238

I have a new Nail business - Contact Neema Sheth 704 287 1703 [www.COLORSTREET.com/neemasheth](http://www.COLORSTREET.com/neemasheth) Each pack is \$ 12 each



# The Timber Farms Voice

Pain & Stress Relief

Dr. Anthony Giantinoto  
302 294.1832

**302Relief.com**

Chiropractic Care & Supplements

260 CHAPMAN ROAD 104E  
NEWARK, DELAWARE

Online Scheduling  
302Relief.com

**(302) 834-4010**  
159 Rickey Blvd  
Bear, DE 1901  
(Fox Run,  
Behind Bear  
Post Office)

**hubs & wheels**

Body Oils / CDs  
New & Used Tires  
Car & Truck Accessories  
Custom & Stock Wheels

**BUY • SELL • TRADE**  
Same Day Installation



**Loving Touch  
Animal Clinic PA**

**Stephanie Smalls**

Veterinarian

**302-861-6291**

lovingtouchclinic14@gmail.com

www.lovingtouchclinic.com

155 Stanton Christiana Rd  
Newark, DE 19702



**RICHARD ARMORER**

(302) 733-0408

FAMILYAFFAIRRENTALS.COM

YOUR TENT & PARTY RENTALS PLACE SERVING DELAWARE & SURROUNDING AREAS



*Diamond State Tree Experts*



**Jeremy Casey**

Owner/Operator

Jeremy.c@diamondstatetree.com

ISA Certified Arborist # PD-2590A

CTSP # 2806

Maryland Licensed Tree Expert # 2230

302-561-4157

LICENSED & INSURED

www.Diamondstatetree.com

FREE ESTIMATES

**RE/MAX**

**Shola Coker Philip**  
Real Estate Consultant

668 Yorklyn Drive  
Hockessin, DE 19707

Cell (302) 563-3784  
Office: (302) 234-3800

sholastrade@gmail.com  
www.sholasellshomes.com

Each Office Independently Owned and Operated.

**Mariam Banoub**  
Administrator



**BRIGHT KIDZ BRIGHT FUTURE!**

273 Old Baltimore Pike, Newark DE 19702

302-369-6929 • info@brightkidz.org • www.brightkidz.org

**CP**

- ✓ Free Checking With NO Minimum Deposit
- ✓ Free Mobile & Online Banking With Bill Payer
- ✓ Google Pay & Apple Pay

**COMMUNITY POWERED  
FEDERAL CREDIT UNION**

302-368-2396 • CPWRFCU.ORG