



# Wood Creek Trails

## Upcoming Community Meeting

Thursday, March 2, 2017

First Baptist Church—7pm

Topic: PreConstruction Meeting for Natural Gas in Wood Creek

Delmarva Power will be conducting of preconstruction meeting for Wood Creek residents on Thursday, March 2nd at 7pm. The meeting will take place at First Baptist Church located across from Wood Creek’s entrance. The meeting room entrance is located on the right side of the church building and has a separate parking lot.

We did receive just enough applications through January for the project to move forward and Delamrva will still accept new applications through this meeting date. The FAQs prepared after the last Delmarva meeting are located on page 5 and the application can be downloaded from our website at [www.woodcreekcivic.org](http://www.woodcreekcivic.org) under the Notices section.

Please try to attend the preconstruction meeting to learn about the upcoming process. Those homes that have already made the \$200 deposit payment will be receiving a notification from Delmarva this month.

### Inside this issue

Letter from the President... 2

Upcoming Egg Hunt..... 2

Wood Creek Corner with  
Wayne West ..... 3

Legislative Update from  
Rep. Mike Ramone ..... 4

Natural Gas FAQs ..... 5

WC Unpaid Dues ..... 6

WC Advertisers..... 6 & 7

2017 Dues Notice ..... 8

## Spring Egg Hunt

Wood Creek's annual Spring Egg Hunt will be held on **Sunday, April 2**. It will be held at 12 noon in the Wood Creek Park. There will be egg hunting by age categories, treat bags, and cupcakes. The event will be held rain or shine. Be sure to stop by the park for your treat bag and cupcake no matter the weather!

### Your help is needed —

Can you assist with the coordination of the hunt during the event? Or make a batch of cupcakes for the egg hunt? Any assistance would be greatly welcomed. Please send an email to Michele at [woodcreekcivic@yahoo.com](mailto:woodcreekcivic@yahoo.com) or call/text at 302-584-0515. Thank you!



## Need Service Hours?

If you or your child needs service hours, we have a great opportunity as the Wood Creek park can always use a clean-up of trash, debris, etc. Please contact Michele at [woodcreekcivic@yahoo.com](mailto:woodcreekcivic@yahoo.com) to coordinate a date and receive recognition.

## Letter from the President

I hope everyone had a great 2016 and is looking forward to 2017 in Wood Creek! I would like to take a moment and thank everyone that has paid their dues already this year and in previous years to support our community. As you may know, there are expenses to keep our neighborhood safe and maintained, including landscaping and electricity for the neighborhood entrance and snow and ice removal. I would encourage anyone with circumstances or issues that may be preventing you from contributing your dues and doing your part in the community to contact me personally.

As we move into the spring, our volunteer board is looking to make some minor suggested improvements, including website enhancements and possibly the opportunity to pay dues electronically. Let us know your thoughts via the dues notice. Hope to see everyone at the upcoming natural gas meeting on March 2nd.

Thanks again,

*Ryan*

## 2016-17 WCCA Officers and Committee Chairs

Please contact the Wood Creek Officers and Committee Chairs as needed regarding our community, its newsletter or website—[WW.WOODCREEKCIVIC.ORG](http://WW.WOODCREEKCIVIC.ORG)

The main contact email is [WoodCreekCivic@yahoo.com](mailto:WoodCreekCivic@yahoo.com)

### **Ryan Coyne, President**

Cell: 302-293-1183 / Email: [rcoyne@autumnhillpatio.com](mailto:rcoyne@autumnhillpatio.com)

### **Shelley Losito, Vice-President**

Cell: 302-530-9470 / Email: [shelley\\_losito@yahoo.com](mailto:shelley_losito@yahoo.com)

### **Michele Davis, Secretary**

Cell: 302-584-0515 / Email: [go2michele@yahoo.com](mailto:go2michele@yahoo.com)

### **Jon Sturmfels, Treasurer**

Cell: 302-528-2126 / Email: [jonsturmfels@yahoo.com](mailto:jonsturmfels@yahoo.com)

### **Rick Rokita, Safety Director**

Cell: 302-633-6373

### **Michele & Wayne Davis, Community Events**

Cell: 302-584-0515 / Email: [go2michele@yahoo.com](mailto:go2michele@yahoo.com)

### **Pat Gallagher, Beautification Committee**

### **Don Gallagher, Webmaster**

### **Vacant, Maintenance Director**



## Wood Creek Corner

By **Wayne M. West**  
Associate Broker, REALTOR®  
Patterson-Schwartz Real Estate  
302 733-7000 x 7073  
www.waynewest.com wwest@psre.com



## Wood Creek - February 2017

Currently there are FIVE homes on the market in Wood Creek priced from \$299,900 to \$379,900. What is interesting is there are only 43 detached homes on the market in the Mill Creek, Pike Creek, and Hockessin areas from \$300,000 to \$425,000 as of February 8, 2017. Inventory is slightly up and demand seems to be stable to increasing for homes in this area. NOW is the best time to consider selling your home. Below is the activity in Wood Creek since January 1, 2016.

### For Sale Now

			List Price
226 Barberry Dr	3 bedrooms, 2.5 baths, "Bancroft"	2 car garage	\$299,900
41 Woodward Dr	4 bedrooms, 2.5 baths, "Hagley"	2 car garage	\$320,000
1 Jonquil Ct	3 bedrooms, 1.5 baths	1 car garage	\$334,900
20 Woodward Dr	4 bedrooms, 2.5 baths, "Williamsburg"	2 car garage	\$351,000
13 Woodard Dr	3 bedrooms, 2.5 baths, "Bancroft"	2 car garage	\$379,900

### Sold and Settled (since 1/1/2016)

			Sold Price
3 Quince Ct	4 bedrooms, 2.5 baths, "Williamsburg"	2 car garage	\$335,000
29 Woodward Dr	4 bedrooms, 2.5 baths, "Hagley"	2 car garage	\$345,000
11 Lilac Ct	4 bedrooms, 2.5 baths, "Williamsburg"	2 car garage	\$360,000
406 Greenwood Dr	4 bedrooms, 2.5 baths, "Hagley"	2 car garage	\$360,000
222 Barberry Dr	4 bedrooms, 2.5 baths, "Hagley"	2 car garage	\$372,800
212 Barberry Dr	4 bedrooms, 2.5 baths, "Hagley"	2 car garage	\$375,000
3 Hosta Ct	4 bedrooms, 2.5 baths, "Hagley"	2 car garage	\$380,000
603 Coralberry Ct	4 bedrooms, 2.5 baths, "Cambridge"	2 car garage	\$385,000
463 Greenwood Dr	4 bedrooms, 2.5 baths, "Cambridge II"	2 car garage	\$399,900
2 Ocheltree Dr	4 bedrooms, 3.5 baths, "Williamsburg"	2 car garage	\$399,900

There were also homes that have sold that are not in our MLS system. Some of these homes may have had seller assistance or settlement help. These homes may help establish a higher value for your home for the appraisal. If you would like more information regarding these homes, please let me know.

I would like to thank you for your referrals and continued confidence in me as your REALTOR. As a resident, I am grateful that I can be a part of a community like ours. If ever I can assist you, or anyone you know, with buying or selling real estate, please call me at 302-733-7073.

### Need a contractor or repair person?

If you are in need of a repair person, landscaper, handyman, lawn care specialist, or contractor, do not hesitate to call me. I have worked with a number of experienced and qualified contractors in our area and specifically in Wood Creek. Wayne West can be reached at 302-733-7073.

## WC Babysitter List

- Lauren Desmond  
Greenwood Dr—994-1029
- Abigail Hausheer  
602 Coralberry Ct—559-2098
- Cassandra Padovani  
Greenwood Dr—995-6043
- Bailey Sciota  
Sweetleaf Dr—598-5475
- Olivia Sgroi  
Barberry Dr—545-4355

Note: The WCCA provides this list only as information to our residents. Qualifications and references should be obtained before engaging a babysitter.

## Food Drive Results

We would like to thank everyone in Wood Creek who participated in the 10th Annual Wood Creek Holiday Food Drive early in November. We are happy to report that about a third of the neighborhood participated, and due to the extreme generosity of those individuals, we were able to collect **1,028 pounds** of food for the Food Bank of DE. Last year, we collected 1,124 pounds and over the past 10 years, Wood Creek has donated **over 10,000 pounds of food for families in need.**

It is a pleasure for us to lead this Food Drive on behalf of WC!

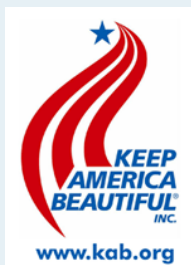
- Maria Whiting  
Senior at St. Elizabeth HS
- Michael Whiting  
Junior at UD

## Keep WC Beautiful

### Help End Littering

Litter at the entrance to our neighborhood and our streets continues to be a problem. Please be aware of our environment and refrain from discarding items within the roadways and park. According to Keep America Beautiful, residential areas are 40% less littered than roadways in general however any littered environment attracts more litter. With our entrance on Limestone Road, wind, weather and traffic also move litter into our landscaping and gutters. Please consider taking a moment to pick-up litter in your area or during your walk to help Keep Wood Creek Beautiful.

The Board would like to thank the many neighbors who carry a bag while walking to collect litter or perhaps sweep the street in front of their home. Improving or eliminating a litter problem is not easy, but the result can be very rewarding. And it might help to keep property values up as well.



## Legislative Update from State Representative Mike Ramone



Winter 2017

Dear Wood Creek Neighbor,

It is with great honor that I announce that I have been named to serve on the legislature's budget-writing committee.

The Joint Finance Committee (JFC) is comprised of 12 members for the House and Senate, representing both sides of the political aisle, and has the task of creating the state's budget, which will take effect on July 1st.

Once the legislature recessed at the end of January, the JFC began six weeks of budget hearings with Delaware's state agencies. Those hearings allow the agencies to present to the committee their funding requests.

This year, a new system is also being implemented during the budget hearing process. Joint Finance Committee members are conducting a "Base Budget Review" with each presenting agency in order to ensure that the monies being allocated for that particular agency's programs are budgeted in the most efficient and cost-effective manner. In previous years, agencies would come before JFC and make their spending requests on top of the previous year's budget. I expect that this new system will allow for a more thorough review of agency budgets and how taxpayer dollars are being spent.

Our task this year is great, as the state faces an expected \$350 million budget shortfall. Every effort to ensure that state spending is done as efficiently as possible during this budget process is as critical as ever.

The JFC hearings are open to the public and the schedule can be found online by visiting this website: [legis.delaware.gov/Committee/JointFinance](http://legis.delaware.gov/Committee/JointFinance).

Prior to being appointed to the JFC, I served on the legislature's Bond Bill Committee for the past four years, helping to craft the state's capital improvement funding plan. I replaced State Rep. Joe Miro on the budget-writing committee after he served on JFC for 10 years. In turn, Rep. Miro was appointed to replace me on the Bond Bill Committee this year.

I look forward to serving in this new capacity and if you have any questions about a legislative or district matter, please do not hesitate to contact me directly at 302-584-8601 or [miker@freestyles.org](mailto:miker@freestyles.org).

Sincerely,

State Representative Mike Ramone  
21st District

## Natural Gas FAQs

We are re-publishing the following to assist residents that have questions about the upcoming natural gas installation.

At Wood Creek's 2016 annual civic meeting in November, staff from Delmarva Power spoke of the upcoming natural gas installation. Below are Q&As discussed at the meeting:

**Q: I received a letter requesting a \$200 deposit for the project—why?**

**A:** Everyone who submitted an application in the past year stating an interest in natural gas received the recent letter requesting the \$200 deposit necessary to move forward with the project. The \$200 check will not be deposited by Delmarva until all checks are received and the project is slated to move forward. This will be after December 31st.

**Q: What is the \$200 deposit for? When will I be reimbursed for this deposit?**

**A:** The \$200 deposit is required for your home to be included in the lateral and meter installation for natural gas by Delmarva. The program defines that homeowner's will receive 100 feet of lateral installation (from the street to your home) for free plus the gas meter when completed within 5 years of the project start date. Once the installation is complete and the meter starts, the \$200 deposit will be refunded back to the current property owner. If the installation is not complete within the 5 year timeframe, the homeowner forfeits the \$200 and the chance to install for free.

**Q: When will the work be completed for the main gas line in Wood Creek?**

**A:** Wood Creek is number two on the list for upcoming installs. Once all the deposit checks are received, the project will go out to bid. Delmarva anticipates a start date in April, May or June of 2017 and the process may take up to three months. All work should be completed prior to the winter of 2017-2018.

**Q: What is required from the homeowner for this project?**

**A:** 1—submit the \$200 deposit check (and application if not previously completed) by the spring meeting date.  
2—Determine your project install date. Delmarva Power will contact you to discuss meter placement (front or side of home) and when you would like to move forward with the lateral installation.  
3—Hire a utility contractor to complete the gas installation from the meter into your home and hook-up to the appliance. The cost to run a gas line inside your home and the appliance conversion or new appliance is the responsibility of the homeowner. The contractor you hire will work closely with Delmarva to facilitate both Delmarva's and their installs as Delmarva will not complete the meter install without the inside work completed and a gas tag representing the work has been inspected by New Castle County.

**Q: Do you have a list of contractors a homeowner can use for the inside work?**

**A:** Delmarva does not provide a list of contractors. A Plumber or HVACR contractor would perform the work. The contractor will need to be licensed in New Castle County for utility work and obtain a permit to receive the gas tag required by Delmarva for final install.

**Q: What if I did not complete an application previously but now I want to have natural gas installed at my home?**

**A:** Complete the application and mail it in with the \$200 deposit check prior to the spring meeting. The application is available on our website [www.woodcreekcivic.org](http://www.woodcreekcivic.org) under Notices.

**Q: What address do I use to send my deposit check?**

**A:** If you no longer have the envelope supplied with the deposit request letter, please send the payment to: Switch To Gas Team 88MK62, Delmarva Power, PO Box 231, Wilmington, DE 19899-0231

Any additional questions can be sent directly to the Wood Creek Board at [woodcreekcivic@yahoo.com](mailto:woodcreekcivic@yahoo.com) or to Delmarva at [myswitchtogas@delmarva.com](mailto:myswitchtogas@delmarva.com) or 302-429-3117.



## Wood Creek Newsletter Supporters / Advertisers

Ryan Coyne  
Owner

(302) 293-1183



242 Barberry Drive  
Wilmington, DE 19808

www.autumnhillpatio.com  
rcoyne@autumnhillpatio.com



24-Hour Emergency Service  
Independently Owned and Operated



Like it never even happened.®

Tara Brown  
General Manager

SERVPRO® of Newark  
SERVPRO® of Hockessin/Elsmere  
SERVPRO® of Brandywine/Wilmington  
225 N. James St.  
Wilmington, DE 19804

Bus: (302) 992-0104  
Bus: (302) 762-8080  
Fax: (302) 992-7994  
sales@servprowilmington.com  
servpro.com

## Unpaid WCCA Dues

Please remember your unpaid dues would go toward our biggest community expense, snow removal. Additionally, these fees pay for lighting of the main entrance and the ongoing maintenance of Wood Creek's main entrance and the cul-de-sac of Greenwood Court.

If your address is on the list, our records indicate dues are owed for more than one year. Please contact the WCCA Board to resolve this issue (see page 2 for contact information).

This information is for the use of Wood Creek residents only. Please refer to the newsletter delivered to your address for specific information.

Additionally, there are a total of 13 homes where the 2016 WCCA dues have not been paid. Contact our Treasurer or email the Board at woodcreekcivic@yahoo.com with any questions. Please use the form on the back of this newsletter to remit payment.

*Our sincere thanks go out to those residents who have paid their community dues.  
We appreciate your support, WCCA Board*

## Wood Creek Newsletter Supporters / Advertisers

### PIKE CREEK LAWN CARE

Complete Lawn Care & Residential Snow Maintenance  
Licensed & Insured

**RICK ROKITA, Owner**

9 Lilac Court  
Wilmington, Delaware 19808

Office: (302) 633-6373  
Cell: (302) 740-9123  
rickrokita@comcast.net



**WAYNE WEST**, ASSOCIATE BROKER,  
REALTOR® Licensed in DE, MD, PA  
680 So. College Ave • Newark, DE 19713  
Email: [wwest@psre.com](mailto:wwest@psre.com) [www.waynewest.com](http://www.waynewest.com)

Direct Line: 302-733-7073

Fax: 302-733-7046

Toll Free: 800-220-7028



Commercial ~ Residential

### D&D Flooring Contractors Inc.

CARPET ~ TILE ~ WOOD  
Wilmington, Delaware

Phone: 302.477.1296  
Fax: 302.998.3323  
Email: [darendelloso@comcast.net](mailto:darendelloso@comcast.net)

*Darren J. Dell'Oso*  
Owner & Operator



**MORE THAN A PACK AND SHIP STORE**  
—We Sell Your Items on eBay—

7209 Lancaster Pike, Hockessin  
302-239-1129

[www.PostalConnections234.com](http://www.PostalConnections234.com)



**SKYY TECHNOLOGIES**  
Quality Above The Rest!

Lester Collazo  
Owner

Security Systems  
Cameras Systems  
Access Control  
Networking  
Wireless

302.438.8300  
[Skyytech@Comcast.net](mailto:Skyytech@Comcast.net)

**FERRIS**  
HOME IMPROVEMENTS

"Quality workmanship  
and professional  
service, from a  
neighbor you can  
trust."

ROOFING - SIDING - GUTTERS - WINDOWS - MORE!

**302.293.3871**

[WWW.FERRISHOMEIMPROVEMENTS.COM](http://WWW.FERRISHOMEIMPROVEMENTS.COM)



(302) 995-6179  
(800) 270-8605

[www.kirkwoodautocenter.com](http://www.kirkwoodautocenter.com)

Approved  
Auto Repair



Certified  
Technicians

**KIRKWOOD AUTO  
& TIRE CENTER**

Foreign & Domestic Repairs

4913 Kirkwood Hwy  
Wilmington, DE 19808



Ann Marie Amato - Stylist

Stella & Dot Brand Accessories

Shop Stella & Dot online: [stelladot.com/amamato](http://stelladot.com/amamato)

Shop KEEP Collective online: [keepcollective.com/with/annamato](http://keepcollective.com/with/annamato)

Shop, host, or join the team!

Private shopping appts. available. Call to schedule!

Phone: 302-584-1374

E-mail: [amadance@msn.com](mailto:amadance@msn.com)

## 2017 Dues Notice

The 2017 dues notice was delivered to your mailbox earlier this month.



PO BOX 142  
HOCKESSIN, DE 19707  
SPRINGMOUNT, DE 19707

### **2017 - 1st Billing Statement** **DUE Date - February 24<sup>th</sup> 2017**

Make checks payable to Wood Creek Civic Association and mail to:

**Wood Creek Civic Association**  
**PO Box 142**  
**Hockessin DE 19707**

As we've stated in the past, your dues help to economize our association funds. This means paying for snow removal, utilities, beautification, maintenance fees, New Castle County fees and any other ad-hoc bills throughout the year.

There has also been discussion surrounding alternative payment methods to pay dues such as PayPal and electronic check. Please let us know your interest in this feature when returning your payment. If warranted, the Board will investigate whether it makes cost effective sense to add these options and/or what service charges may apply for this service.

As for our 2016 dues participation and final count, we ended the year with approximately 90% of our homes Active (Paid) which still left us with approximately 10% non-participating homes. THANK YOU to all who paid their dues!!!

Be aware that the Board of Directors will continue to post non-active and non-participating addresses in the newsletter.

***Don't burden your neighbors. Do your part!***

Please contact Jon Sturmfels by email if you have any dues questions: [jonsturmfels@yahoo.com](mailto:jonsturmfels@yahoo.com).

**Use the portion below for payment - Cut/tear along dotted line**

\_\_\_\_ 2017 dues check is enclosed for \$125.00

Please apply this payment towards the homeowner residence below:

Homeowner name: \_\_\_\_\_

Street address: \_\_\_\_\_

Are you interested in paying WC dues electronically?  Yes  No

Do you currently receive WC notices via email?  Yes  No

If No, please provide your email to begin email notifications: \_\_\_\_\_

\*The WC email list is kept confidential. It is used for sending out association reminders for social events, meetings or emergencies in the neighborhood.