



Wood Creek Trails

WCCA Annual Meeting

The Wood Creek Civic Association will hold its annual meeting at 7 p.m. on Thursday, November 8, 2018. It will be held at Faith Baptist Church (across from Wood Creek's entrance). Please use the entrance on the right side of the church.



Nominations and elections will be held for all offices and discussions will include WCCA finances, dues and annual contracts.

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Visit from Santa

We hope to have Santa and Friends visit our neighborhood again this year. Look for more details as we get closer to the holidays.



Need Service Hours?

If you or your child need service hours, we have a great opportunity as the Wood Creek park can always use a clean-up of trash, debris, etc. Please contact the WCCA Board at woodcreekcivic@yahoo.com to coordinate a date and receive recognition.

Become A
Volunteer

All Board positions will be up for re-election at the November Board meeting. Additionally, our neighborhood would be best served with committee positions to handle activities and initiatives throughout the year.

Please consider supporting your neighborhood through the WCCA.

2018 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

The main contact email is WoodCreekCivic@yahoo.com

Ryan Coyne, President

Cell: 302-293-1183 / Email: rcoyne@autumnhillpatio.com

Bill Pharis, Vice-President

Email: lvpup11@yahoo.com

Michele Davis, Secretary

Cell: 302-584-0515 / Email: go2michele@yahoo.com

Dave Bailey, Treasurer

Email: davebaileygb@gmail.com

Rick Rokita, Safety Director

Cell: 302-633-6373

Michele & Wayne Davis, Community Events

Cell: 302-584-0515 / Email: go2michele@yahoo.com

Pat Gallagher, Beautification Committee

Don Gallagher, Webmaster

Vacant, Maintenance Director



Wood Creek Corner

By **Wayne M. West**
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Wood Creek - Fall 2018

Currently there are 3 homes on the market in Wood Creek. What is interesting is there are only 28 homes on the market in the Mill Creek, Pike Creek, and Hockessin areas from \$300,000 to \$425,000 as of September 20, 2018. There are two homes pending settlement. In Wood Creek, there have been seven homes sold since January 1, 2018. Inventory is declining and demand seems to be 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, 2018.

For Sale Now

			List Price
469 Greenwood Dr	4 bedrooms, 2.5 baths, "Williamsburg"	2 car garage	\$368,000
56 Woodward Dr	3 bedrooms, 2.5 baths, "Bancroft"	2 car garage	\$358,500
5 Maureen Ct	4 bedrooms, 2.5 baths, "Williamsburg"	2 car garage	\$400,000
4 Lilac Court	4 bedrooms, 2.5 baths, "Ashford"	2 car garage	\$419,900

Pending Settlement

			List Price
400 Greenwood Dr	3 bedrooms, 1.5 baths, "New Castle"	1 car garage	\$335,000
50 Woodward Dr	4 bedrooms, 2.5 baths, "Williamsburg"	2 car garage	\$399,999

Sold and Settled (since 01/01/2018)

			Sold Price
2 Daylilly Ct	3 bedrooms, 2.5 baths, "Bancroft"	2 car garage	\$290,000
230 Barberry Dr	3 bedrooms, 2.5 baths, "Bancroft"	2 car garage	\$295,100
7 Ivy Ct	3 bedrooms, 2.5 baths, "Bancroft"	2 car garage	\$330,000
228 Barberry Dr	3 bedrooms, 2.5 baths, "Hagley"	2 car garage	\$339,000
496 Greenwood Dr	4 bedrooms, 2.5 baths, "Hagley"	2 car garage	\$350,000
438 Greenwood Dr	4 bedrooms, 2.5 baths, "Ashford"	2 car garage	\$390,000
408 Greenwood Dr	4 Bedrooms, 2.5 baths, "Hagley"	2 car garage	\$410,000

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 call me.

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.

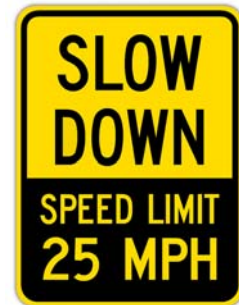
Keeping improvements up to date. If you are considering selling your home, and want top dollar, you will want to make sure that your home has similar improvements to homes that you are in competition with and homes that have sold in your area. Without these updates, you will struggle to get the same sales price as homes that have sold. If you would like more information on this, please call Wayne M. West at 302-733-7073.

If your home is currently listed with a REALTOR, this is not intended to be a solicitation. Please disregard this notice.

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.



We ask that all motorists, pedestrians and bicyclists ensure that everyone shares the road safely. Drivers must be prepared for the unexpected, such as something darting out into the roadway, sharing the road with pedestrians as we do not have sidewalks, or even seasonal weather and lighting conditions.

Remember—

The speed limit on all Wood Creek roads is 25 mph.

Reminder—Police presence will remain at random times throughout the coming months.

Safety Message

Days are getting shorter, so darkness comes earlier. When walking at dusk or after dark, please wear protective clothing or carry bright lights so you are visible by cars. YOU can easily see cars, but they may not always see YOU!

Winter is just around the corner, so please be aware when snow and ice are in the forecast. Do not park cars on the streets as this makes plowing and salting much more difficult for the vendor. It also presents a safety issue with residents having to weave in and around parked cars.

Reminder—remove any basketball nets that are in the streets, courts or in easement area. Not only is it not permitted by DeIDOT, it is a safety concern for plow trucks, and larger vehicles such as delivery trucks and school buses.

As always, please reach out to our safety director, Rick Rokita, at 302-740-9123 with any safety concerns.

A Message from State Representative Mike Ramone Fall 2018



Dear Neighbor,

Tuesday, November 6th is Election Day in Delaware and I am proudly running for re-election as your State Representative.

It's been an honor to serve the Wood Creek community over the past 10 years and it is my desire to continue in that capacity.

Over the past legislative session, I worked in a bi-partisan fashion on many issues that are important to you and your family. The General Assembly accomplished the following initiatives during the past two years and I was proud to vote "YES" on these important measures:

- School Safety & Security Fund – This legislation creates the Delaware School Safety and Security Fund to provide state funding to increase security at all public schools, including vocational technical and charter schools. Projects eligible for grants include the installation of cameras, swipe card systems, security lighting, and vestibule improvements.
- Angel Investor Bill – I was the lead sponsor of this bipartisan initiative that establishes a refundable tax credit for qualified investors that could be worth up to 25-percent of their investment in a qualified, Delaware-based small enterprise. Businesses receiving the investment must pay decent wages, employ fewer than 25 employees, and primarily engage in high-technology innovation in a designated scientific field including aerospace, agricultural processing, renewable energy, food technology, materials science technology, and nanotechnology.
- Bump Stock Ban – This bill bans the sale and possession of trigger cranks and bump-fire devices for guns, providing modest compensation for those who voluntarily turn the devices into authorities.
- Red Flag Bill – This legislation allows a court to issue a lethal violence protection order in cases where a family member or law enforcement officer can show that the person poses a danger to himself/herself or to others by owning, possessing, or purchasing a firearm.
- ERA Amendment – This is the first leg of a Constitutional Amendment seeking to add the following language to Delaware's State Constitution: "Equality of rights under the law shall not be denied or abridged on account of sex."

Legislative Update cont'd.

- Wage Gap Bill – Addressing the wage gap between men and women, this Act prohibits employers from inquiring into an applicant's compensation history, although an applicant may voluntarily disclose the information if he or she wishes to do so.

As a reminder, Wood Creek residents vote at Dickinson High School on Tuesday, November 6th. It is an honor to serve your community and I very much appreciate your input on district and state government issues as the feedback helps me to better serve you and your families. Thank you, always, for your support. Feel free to contact me directly at 302-584-8601 or by email at Michael.Ramone@state.de.us with any questions or concerns.

Sincerely,



State Representative Mike Ramone

Front Entrance Improvements

The WCCA Board hopes everyone has noticed the work done at the front entrance. Although we hate to take down trees, those that were taken down were done so due to rotting and the concern that they could fall. We, as a board, are doing our best to take care of these common areas and hope our residents appreciate the progress. In turn, this keeps our property values up and continues to make Wood Creek appealing to those who live here and in the marketplace.

Happy Fall—Stay safe and healthy!



Deed Restriction Reminder

Boats, RVs, campers, commercial trailers, and large commercial trucks are not permitted to be kept on a resident's property per WCCA Deed Restrictions and/or the NCC Property Maintenance Code.

Specifically, our deed restrictions state:

- No temporary structure, including trailers and mobile homes, shall be permitted or maintained on any lot.
- No trucks, buses, travel trailers, boat trailers, boats, utility trailers, campers or disabled vehicles of any description shall be kept or maintained on any street, lot or driveway, except any of the same may be kept within enclosed garages...

Residents can view these and all Wood Creek deed restrictions on our website at www.WoodCreekCivic.org. Violations may be reported to our safety director, Rick Rokita, at 302-740-9123.

Visit our website at www.WoodCreekCivic.org to find information about Wood Creek and our area.

Examples include:

Board Members

Past Newsletters

List of Block Captions

WCCA Notices

Frequently Used Numbers

WCCA Deed Restrictions

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). Please note the cost of snow removal increases year after year. To keep Wood Creek ledger healthy, if you are delinquent on your dues, depending on accumulation, snow may not be removed from outside your home.

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 8 additional homes where the 2018 WCCA dues have not been paid. Contact our Treasurer or email the Board at woodcreekcivic@yahoo.com with any questions.

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

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WILMINGTON, DE 19808



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Ask for Don or Eric



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If you currently reside in Wood Creek and would like to promote your business in our newsletter—Please send an email to WoodCreekCivic@yahoo.com for more details.