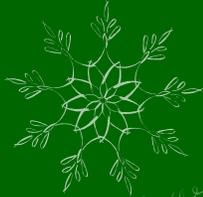




Neighborhood Newsletter

Winter 2010

Volume I, Number 4



Happy Hanukkah!
December 2 - 9
(Begins sundown 12/1)

Merry Christmas!
December 25

Happy Kwanzaa!
December 26 - January 1

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Special "thanks" to this
edition's contributors:

Joe Doto
Sam Ferrara
Ginger Murani
Betty Schinzel
Paul Wellborn

Send comments and
suggestions to Sharon at
sdickol@verizon.net

BC Consulting Hears VOLC Resident Concerns

By Paul Wellborn

On Tuesday evening November 15th a meeting was held at the Paris Community Room at State Police Troop 2. Attending the meeting were residents of the Village of Long Creek and representatives of BC Consulting. The purpose of the meeting was to hear concerns of community residents.

Representing BC Consulting was Mr. Thomas Cahill. BC Consulting is the management group hired by Benchmark Builders to manage the community until 75% of the homes have been sold. At that time control over the community will be taken over by the residents. BC consulting is responsible for individual property maintenance including, lawn care and snow removal. BC has hired Forever Green Landscaping to perform these two tasks. This is the general arrangement for deed restricted communities in

New Castle County.

Mr. Cahill started the meeting with a brief overview of our account. Right now our balance is \$7724.20.

The overwhelming number of concerns consisted of issues related to lawn maintenance (or the lack thereof). There were also questions about snow removal and communication between residents, BC Consulting, Benchmark Builders and Forever Green Landscaping.

In response to questions regarding lawn maintenance Mr. Cahill requested that in the future the residents call BC Consulting (Beverly Harding) with their concerns and he or his office would deal with the Forever Green Landscaping in a timely manner. He stated that the \$115 monthly

(Continued on Page 2)

BC Consulting Reconsiders Flag Proposal

By Joe Doto

During the meeting with BC Consulting, residents of VOLC were informed that they cannot instruct Forever Green Landscaping not to cut their lawn on a particular day. Mr. Cahill reminded everyone the

monthly fee residents pay does not give them the right to "a la carte services." However, Patti Abernethy (31 Devalinder) prevailed with her persistence and Mr. Cahill reconsidered his position on the matter.

After consulting with Forever Green, Mr. Cahill said if the majority of residents are in favor, beginning next cutting season, they will provide flags that can be placed

(Continued on Page 4)

Season's Greetings

BC Consulting *(continued from Page 1)*

fee includes a basic lawn care program and BC cannot provide an "a la carte" program for that amount. He said that Forever Green has been rehired to do the landscaping because in his opinion they are the best company in this area; an opinion not shared by most in attendance.

A discussion involving snow removal required a quick explanation of the process in New Castle County. The State Highway Department is responsible for clearing the roads in communities. Their manpower and equipment are not sufficient to complete the task in a timely manner; therefore communities pay for snow removal and then are reimbursed by the state at 75% of expenses for any snow fall exceeding 4". However we will not be eligible for the rebate until the roads have been dedicated to the state. This will occur when the development is completely finished. The question was raised about last year's assessment. Mr. Cahill stated that he had advised Benchmark to allow for payments to be made over several months but they did not agree. Right now there is \$7724.20 in our account at BC Consulting. That balance plus estimated income in December should give us enough cash flow to pay for snow removal this winter.

There was general agreement that residents were satisfied with waste removal. There is no plan to add recycling to the service. It was suggested that residents could contract for that service on their own.

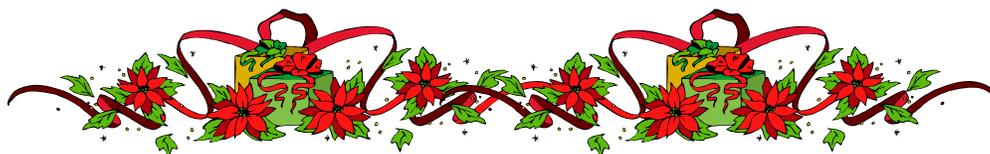
It was also discovered that at least one resident has been given permission to install solar panels. This would seem to change the deed restrictions. Mr. Cahill expressed surprise at the change and said that he was not aware of it. This response is interesting since all requests are suppose to go through his office. It would appear that Benchmark should have informed the residents of this change so that they could also benefit from the opportunity to install such equipment.

Volunteers Needed: VOLC Neighborhood Winter Watch

No one wants to think about it, but winter weather can make life a little more challenging, especially when you live alone. Snow, icy conditions, and power failures can impact our ability to open a garage door, get to the store, doctor, or pharmacy, prepare a meal, walk to the mailbox, or even make a phone call (wireless phones require electricity!). If the members of your household are ill or vulnerable to harsh weather conditions, you may need to call on a neighbor to help .

If you are interested in being matched with a neighbor who can assist you during the winter season, contact Sharon Dickol. Sharon will take your information and match you with a VOLC neighbor who will check on you when the weather turns bad or there is a power failure. Likewise, if you are willing to check on a neighbor who may need assistance, let Sharon know so that she can maintain a list of volunteers for this effort. **This will only work if we have neighbors who volunteer.**

For questions or to volunteer, contact Sharon at 836-8575 or sdickol@verizon.net.



Chocolate Plum Pudding Cake

2/3 cup raisins	3/4 cup butter, softened
3/4 cup all-purpose flour	1 1/2 cups white sugar
3/4 cup whole wheat flour	3 eggs
2 teaspoons baking soda	2 cups applesauce
1/4 teaspoon salt	1/2 cup coarsely chopped walnuts
1 tablespoon ground cinnamon	
2 teaspoon ground nutmeg	
1/1/3 cup cocoa	

Directions

1. Soak raisins in boiling water to cover for 5 minutes. Drain.
2. Preheat oven to 350 degrees F (175 degrees C). Grease and flour a 10 inch tube pan. Sift together all-purpose flour, whole wheat flour, baking soda, salt, cinnamon, nutmeg, and cocoa; set aside.
3. In a large bowl, cream the butter and sugar until light and fluffy. Beat in the eggs, then the applesauce. Beat the flour mixture into the applesauce mixture. Stir in the raisins and walnuts. Turn batter into prepared pan.
4. Bake in the preheated oven for 80 minutes, or until a toothpick inserted into the center of the cake comes out clean. Let cool in pan for 10 minutes, then turn out onto a wire rack and cool completely. Chill in refrigerator



You are invited!

Thursday, December 16, 4:30 to 7:30 p.m.

55 Devalinder

Peg & Paul Wellborn will provide the drinks and spirits.

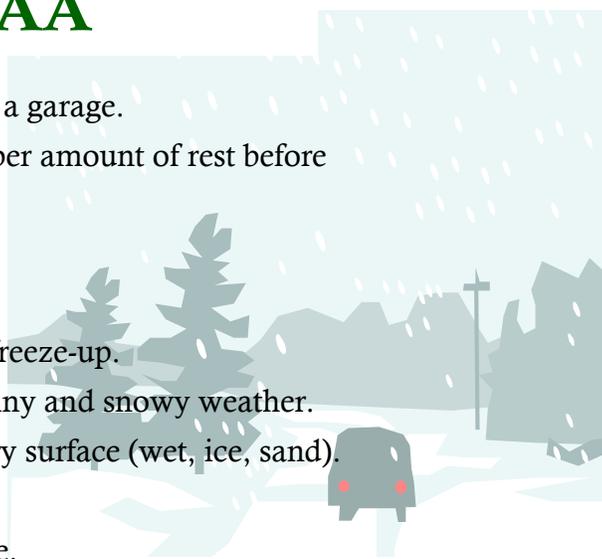
Guests are asked to bring their favorite covered dish.

Please R.S.V.P.

836-8524 or pwellborn@verizon.net

Winter Driving Tips from AAA

- Never warm up a vehicle in an enclosed area, such as a garage.
- Avoid driving while you're fatigued. Getting the proper amount of rest before taking on winter weather tasks reduces driving risks.
- Make certain your tires are properly inflated.
- Never mix radial tires with other tire types.
- Keep your gas tank at least half full to avoid gas line freeze-up.
- If possible, avoid using your parking brake in cold, rainy and snowy weather.
- Do not use cruise control when driving on any slippery surface (wet, ice, sand).
- Always look and steer where you want to go.
- Use your seat belt every time you get into your vehicle.



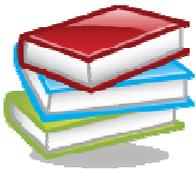
Flag Proposal *(continued from Page 1)*

in the yard to designate the homeowner’s wishes that the lawn not be cut that week. This seems a sensible solution to a continuing problem and will eliminate the need to send emails, rope off one’s yard or stand in the driveway Monday morning waiting for the lawn mowers to appear.

For this to be implemented, a majority of residents must be in agreement with the flag proposal. Joe Doto will report back to BC Consulting with the wishes of the community. If you haven’t already done so, contact Joe to let him know if you are or are not in favor of this proposal *no later than December 17*. Any resident who does not respond in a timely manner will be considered a “yes” vote for the proposal.

Residents must keep in mind that until the VOLC property is turned over to the homeowners, Benchmark has final say over the lawn maintenance. It is in everyone’s best interest to work out an amiable solution.

Looking for something new?



Ladies’ Book Club
2nd Monday of each month,
6:30p.m. Rotating hostesses each
month. Interested? Email Betty
Schinzel at
schinzel4371@yahoo.com

Koffee Klatch (a.k.a. “Stitch ‘n Bitch”)

A fun way to break up the long, cold days this winter! Contact Betty if you’d like to participate. Sounds like fun!

schinzel4371@yahoo.com



Chesapeake Silver Cornet Brass Band *In a Holiday Mood*

Saturday, December 18th, 7:00p.m.

Grace Episcopal Church
4900 Concord Pike, Wilmington
(directly across from Concord Mall)
Free will donation is requested.

www.graceepiswilmde.org for information

AND

Sunday, December 19th, 3:00p.m.

Music School of Delaware
4101 Washington St., Wilmington
(302) 762-1132

Tickets \$10 each, \$5 for seniors and students.
www.musicschoolofdelaware.org for tickets, directions and information

An Update from Ginger

The Village of Long Creek is now 50% sold! So far this year, there have been 10 homes sold, 8 of which have gone to settlement; 2 contracts are pending.

Please welcome our new neighbors in 2010:

- Lot 96 Marty Lyon
- Lot 43 Mr. & Mrs. Dean
- Lot 88 Mr. & Mrs. Killian
- Lot 4 Brenda Durrett
- Lot 78 Nancy Weldin
- Lot 52 Jean Roberts
- Lot 3 Joan Rowland
- Lot 42 Mr. & Mrs. Frunz

Lots 89 and 76 are the sales pending.

Thanks to all VOLC homeowners who have opened their homes for potential buyers. It is very much appreciated!

— Ginger Murani



This publication is written by and for the residents of the Village of Long Creek, and in no way is intended to represent the interests or concerns of Benchmark Builders, Inc.