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The Rehoboth Beach Homeowners' Association (RBHA) newsletter is an informational and educational tool published three times a year for its members. Contributors include RBHA members and members of the community including City officials.

We welcome your comments and suggestions.

Editor - Mark Saunders

Email: info@rbhome.org

Address:

RBHA
P.O. Box 41
Rehoboth Beach, DE 19971

Website – www.rbhome.org

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Candidate Forum Edition 2021

From the President

This issue of our newsletter is our annual candidate forum issue, where we introduce you to those running for the position of City Commissioner. This year, we have four candidates competing for the two seats of Commissioners Byrne and Coluzzi whose three-year terms are expiring. Commissioner Coluzzi is not running this time while Commissioner Byrne is running for re-election.

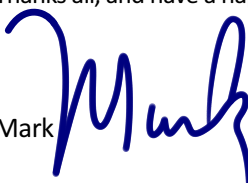
In this newsletter you will meet the four candidates. In addition, by the time you read this, RBHA, along with Camp Rehoboth will have held a live forum, with questions proposed to candidates from members of both sponsoring groups. That forum was live streamed and recorded, and is available for viewing at: www.facebook.com/camprehoboth.communitycenter.

Please remember that your vote is important. Rehoboth is one of the few communities in the country that allows non-resident property owners to vote. We have emailed every RBHA member instructions on registering and absentee voting, and we hope each of you will participate in this election. Remember that RBHA does not endorse individual candidates, however we try to bring you the issues and the candidate responses to these issues to help you make informed decisions.

I would like to take the opportunity to thank all the candidates for stepping up and presenting themselves and their views at the forum. The fact is, Rehoboth Beach homeowners enjoy highly coveted quality neighborhoods, efficient government, increasing home values and a vibrant business district, largely the result of our elected officials and an engaged citizenry, past and present. Let us never take for granted the time and effort so many citizens, elected and unelected, continue to contribute to make Rehoboth Beach a special place.

And, speaking of dedicated volunteers, we at RBHA need a few good people to volunteer to help us as we continue to grow and serve our members. We would love to hear from members with some experience to help us with our website and social media platforms. We could also use a few hands for mailings and gathering news items to share with members, including pictures of our local community. Please email us at info@rbhome.org, if you would like to be a part of our active volunteer group.

Thanks all, and have a happy and safe summer,

Mark 

Tim Bennett - www.votetimbennett.com

Thank you to the RBHA for letting me introduce myself. My name is Tim Bennett and I am the “newcomer” to city politics. I grew up in Connecticut and graduated from Marietta College in Ohio with a PR/Marketing degree. I have lived on both coasts and a lot of places in the middle. I am currently a partner with Tribury, a creative and media agency. I also co-host a weekly program called The Focus Group. Prior, I enjoyed a successful career as the Director of Marketing and Advertising Programs at Subaru of America for 15 years.

Rehoboth Beach has been a welcoming destination for me since the 80's and I bought a home here 4 years ago with my partner Richard and a 19 year old cantankerous adult rescue Chihuahua named Spike. This summer I made the decision to move here full time and run for Commissioner. So, while I am new it does not mean I am uninformed.

I have watched every available City Government and Committee meeting online and even quietly attended a few meetings. The city has an engaged populace and a dedicated group of elected and appointed leaders. However, over multiple administrations the same issues continue to resurface and never seem to get resolved. While everyone running for office in the election is certainly qualified and respected, I bring a fresh set of ideas, eyes, and new energy that is unencumbered by the past.

When it was announced that I was a candidate for Commissioner in the City of Rehoboth Beach, I immediately received an email that asked if I was “pro-business or not?” I have often heard this question posed as if there is a “yes” or “no” answer.

“I am pro-Rehoboth Beach”, is my response. That is not a dodge, it is an unambiguous

fact. You cannot be pro-Rehoboth Beach without being for preserving the character of our quiet neighborhoods, supporting our businesses, and welcoming visitors. And I adamantly support all three elements.

One thing is for certain however; change is inevitable and we must plan carefully.

The biggest issue facing our city in 2021, and in the next decade, is growth and redevelopment. Managing growth starts with a shared vision, followed by definitive plans, smart execution, and then sensible refinement. I call this “Good-Growth” and it needs to start now. There are many projects facing the city in the near term and as the custodians for a short time we are at a critical juncture to make sure we get it right for the next generation.

Some of the components that comprise this “Good-Growth” Initiative are as follows: a completed and clear CDP, properly written and enforced Zoning Codes, an employed City Planner, and I recommend the addition of two committees: marketing/communication and architectural review. If you elect me, and put your trust in me, I will advocate for “good growth” while maintaining and improving on all that we love about the city. Change is inevitable. Plan carefully.



Richard Byrne - rawbyrne@verizon.net

I'm running for re-election for Commissioner because of my commitment to

keeping Rehoboth Beach the welcoming, clean, safe, and eco-friendly community that has drawn me and my family here for 30 years.

My wife Sherri Wright and I have been Rehoboth Beach homeowners since 2002 - full-time since 2009. In addition to working out at the Y, biking, gardening and taking long walks with our rescue dog Joey, I have provided leadership on boards of directors for the Sussex County and the DE-YMCA, the DE-SPCA, and my HOA. I currently serve on the Board of the Cape Henlopen Senior Center, serve as a lead volunteer with Rehoboth in Bloom, and collect and deliver food to the CRC food rescue program.

I was elected Commissioner in 2018. It has been a genuine privilege and honor to serve the residents and it has been an inspiring, challenging and productive term. For example, I authored the legislation creating Steve Elkins Way (thanks Fay & Murray), I created and chair the Environment Committee, I've been involved in bringing back recycling to the Boardwalk and eliminating single-use plastic products from our environment, I chair the Animal Issues Committee, serve on the Tree & Green Infrastructure Committee, and Personnel Committee. I was a key Commissioner in initiating that all public meetings are live-streamed and carried live on the local community radio station.

I have 30 years of leadership experience in the Extension Services at U of Maryland and Minnesota. I had state wide responsibility for directing and managing programs in 4-H, Family Consumer Science, and Agriculture which were collaborations of citizens,

volunteers, youth, community organizations, and government agencies.

If re-elected I commit to continue to work collaboratively with other commissioners, the mayor, city commissions/committees, residents and businesses on important issues facing the city:

Preserving our neighborhoods – insure quality of life is maintained to a high standard, continue to improve infrastructure.

Protecting our environment- continue to fix the storm-water runoff problems, safeguard health of lakes, preserve green space and trees, reduce traffic.

Promoting ethical, open, fair and transparent government – elicit participation on issues, strengthen communication, be available.

I pledge to listen to people all over the city, take ideas and concerns to the commission, and communicate about plans and actions. I will do everything I can to support Rehoboth's historic neighborhoods, residential housing, lovely parks, great restaurants, thriving businesses, good theater, unique boardwalk, and the best beach in the country.

I will appreciate your vote on Saturday, August 14.



Rachael Macha -
www.rachelforrehoboth.com

My husband, Rich and I have 23-year-old triplets and 21-year-old twins and 2 dogs. We have been Rehoboth property owners for the past 21 years. We have created priceless family memories, enjoyed Summer weekends and vacations in Rehoboth as well as spent off-season time attending events including SeaWitch Festival and Holiday Tree Lighting with our 5 children. Since our kids were 14 years old, they have held summer jobs in Rehoboth at Funland, Royal Treat, Jungle Jim's, Bin 66 and Big Fish Restaurant Group.

Professionally, my specialty area is improving customer service and customer experience in the technology, software, and service industries. Through the years, I have served on various school, church, company and for-profit and non-profit boards and committees.

For the past three years, I leveraged my experience serving Rehoboth on the Parks, and Shade Tree Commission and Planning Commission. I am running for Commissioner because I want to ensure that Rehoboth has a forward-looking plan to thrive in the future and preserve the charm of Rehoboth for all to enjoy just as my family has for so many years.

The top 3 issues facing Rehoboth:

Comprehensive Development Plan (CDP): Within the next year, our updated CDP will set forth our strategic vision for Rehoboth Beach. It is our guide to navigate our way to a sound future to achieve its key strategic objectives, including preserving our sense of place, infrastructure, arts and culture, strategic projects, and safety. As a member of the Planning Commission, I focused intensely to carefully analyze and understand the concerns and suggestions of residents, businesses and tourists before, during and after COVID.

As a Commissioner, I am uniquely positioned to leverage the time, effort and insights I

learned on the Planning Commission to help execute the CDP's action items.

Fiscal Responsibility: As we transition out of COVID, more people are traveling or moving to the beach. As the Nation's Summer Capital continues to become a year-round community, the "downtown" for many in Sussex County, millions of dollars in funding will become available for infrastructure upgrades and other wait-listed projects. Careful budgeting and targeted projects are essential.

Our Neighborhoods and Downtown in Harmony: The COVID pandemic dramatically impacted city revenues, increased expenses and debt, had a severe economic impact on our local businesses and property owners who rely on summer rental income to pay mortgages. At the same time, the flight from other cities has meant a vibrant real estate market and growth in full-time residents. To foster full participation, especially by our new homeowners, I would like to launch a Customer Experience Committee comprised of residents, organizations such as RBHA, and our local businesses to generate and freely discuss ideas and recommendations to keep our City moving forward positively.

Thank you for the opportunity to introduce myself and highlight a few opportunities that I look forward to working on as a Rehoboth Beach Commissioner.



Mary Antoinette (“Toni”) Sharp - www.sharpforcommissioner.com

I built my home on Silver Lake in 1999 and have lived here full time for a decade. I was one of your Rehoboth Beach City Commissioners from 2013 until 2019. During my tenure, I passed budget approval for a dedicated communications professional, ensured stronger financial discipline, championed a feedback mechanism for public input, and chaired the Mayor’s Advisory Committee on Trees, which created a public-private partnership to enhance our standing as a Tree City using private donations. Additionally, I led the City Commissioners to unanimous consensus on our green infrastructure agreement.

I am running for a third term because I have very strong opinions on—

- Fairness for all constituents;
- Responsibility of public service; and
- Doing the right things for the City of Rehoboth Beach.

During my time in Rehoboth, I’ve seen and heard from a lot of people, and few have exactly the same perspective or interests – not all voters want the same things, not all businesses what the same things, and certainly visitors come here for different things. Trying to find a balance that works for most will always be a challenge, but I believe we have a responsibility to seek common ground for the good of all in the City where we can.

I am not a single-issue candidate. Any issue that seemingly needs to be urgently addressed today may very well be overcome by events—just look at how our priorities changed with the pandemic.

My top issues are:

- balancing the needs of voters, businesses and visitors;
- prioritizing where the City spends money; and,
- listening to voters and the public.

We need to do the right things for the City, which means we need to restore and redouble our efforts to balance the needs of the triad that keeps our City great—voters, businesses and visitors. We need to listen to the public and focus on “must have” projects versus “nice to have” projects.

As we head to the polls on August 14th, we need to remember the kind of leaders we need:

- We need leaders who will protect our natural assets –the beach, the boardwalk, the trees, and the lakes.
- We need leaders who will bring experience and knowledge to manage our tax dollars.
- We need leaders who conduct business in the open.
- We need leaders who ask our opinions, listen to us, discuss all points of view and then act in the interest of all our citizens.

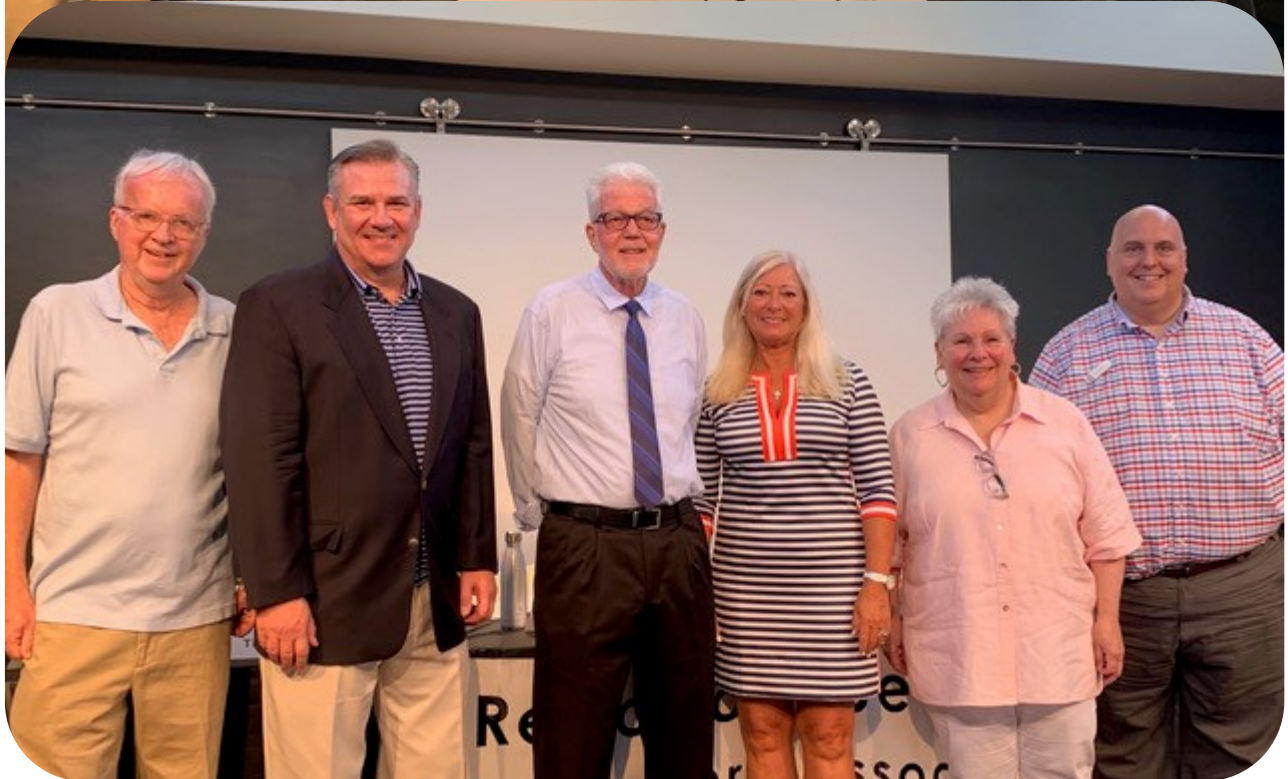
My voting record from my two terms as a City Commissioner shows that I have all these qualities, that I understand the intricacies of complex issues the City must address and that I will work to find the appropriate balance between different interests and priorities.

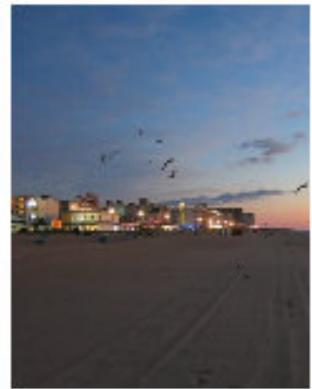
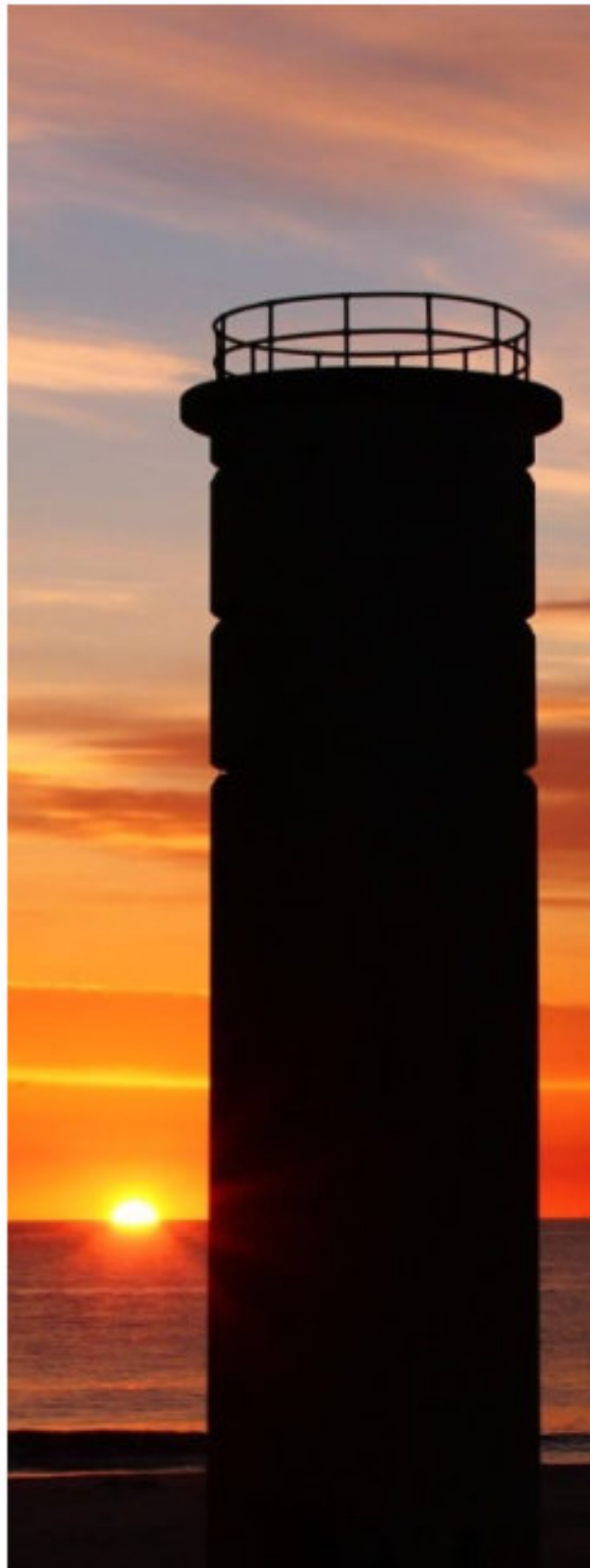
I ask for your vote on August 14th!





Watch the candidates forum
See the link under current issues: www.rbhome.org
or use this link
www.youtube.com/watch?v=ZoOHfkVAA5A





**Rehoboth Beach
Homeowners' Association
P.O. Box 41
Rehoboth Beach, DE 19971**



2021 RBHA Event Calendar

Unless otherwise noted, all Board meetings and events are intended to be held at CAMP Rehoboth, 37 Baltimore Avenue. All Board meetings are open to the public. However, due to COVID-19 restrictions and precautions, all Board meetings will be held virtually, until further notice. Similarly, all other RBHA events may also be held virtually. Members will be notified in advance by email of virtual events. Please contact us to receive log in credentials to attend any virtual Board meeting.

Date	Day	Time	Event/Location
January 02	Saturday	9 a.m.	Board Mtg
February 13	Saturday	9 a.m.	Board Mtg
March 20	Saturday	9 a.m.	Board Mtg
April 17	Saturday	10 a.m.	Membership Mtg
April 17	Saturday	After Membership Mtg	Board Mtg
May 21	Friday	3 p.m.	Board Mtg
June 18	Friday	3 p.m.	Board Mtg
July 16	Friday	3 p.m.	Board Mtg
July 17	Saturday	10 a.m.	Candidate Forum
August 20	Friday	3 p.m.	Board Mtg
September 12	Sunday	11:30 a.m. - 3p.m.	Picnic in Grove Park
October 16	Saturday	10 a.m.	Annual Mtg
October 16	Saturday	After Annual Mtg	Board Mtg
November 20	Saturday	9 a.m.	Board Mtg