

# Rehoboth Beach Homeowners' Association

Incorporated 1971

July 2019

## Officers

### President

Charlie Browne 302-227-4070

### Vice-President

Jon Worthington 703-593-0316

### Treasurer

Steve Curson 302-727-5700

### Secretary

Le Roy Candelaria 302-470-0363

## Directors

Elise Burns 202-236-8320

Pam Baker 703-927-3584

Jan Konesey 302-670-5914

Mark Saunders 717-880-8066

Bob Lawrence 301-675-8597

This newsletter is published by the RBHA three times a year as an informational and educational tool for its members. Content is determined by the Communication Committee with guidance from the Board. Contributors include RBHA staff and other members of the community.

We welcome your comments and suggestions.

### Editor:

— Charlie Browne

### Email -

[info@rbhome.org](mailto:info@rbhome.org)

### RBHA

P.O. Box 41  
Rehoboth Beach, DE 19971

RBHA is a 501(c)(3) tax exempt organization. Membership and donations to RBHA are tax deductible in accordance with applicable IRS regulations.

## President's Message

Welcome to RBHA's Summer Newsletter - the 2019 Election Issue. The Homeowners' Association in conjunction with CAMP Rehoboth will be holding a Candidate Forum for the candidates for City Commissioner. The Forum will begin at 6:30 p.m. on Friday, July 26, 2019, at the CAMP Rehoboth Community Center, 37 Baltimore Avenue. Please join us. For your convenience City Manager, Sharon Lynn, has graciously agreed to suspend parking meter enforcement on Baltimore Avenue between 6:00 p.m. and 9:00 p.m. the evening of the Candidate Forum for the convenience of those attending the forum. Thank you Sharon!

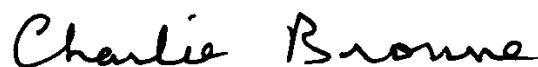
Inside this Newsletter is an article by the candidates for Commissioner. If you are not familiar with everyone who is running for office, this is a good opportunity to learn more about the candidates and what they see as the most important issues facing our City. Also in this issue is a profile of RBHA Board member, Mark Saunders by Judy Mellen. Judy has provided board member profiles in the past, and we are thrilled that she is resuming this tradition.

If you are a registered voter, please vote in this year's election on Saturday, August 10, 2019, or by absentee ballot. If you are not registered to vote, we encourage you to register so that you can participate in future City elections. Anyone who owns property as a freeholder or is a leaseholder in the City of Rehoboth Beach is eligible to register and vote in City elections - even if you vote elsewhere for national, state, and local elections. You can register to vote at City Hall during business hours. The deadline for registering to vote in this year's election is July 11, 2019.

RBHA's Sixth Annual Picnic will be held at Grove Park on Sunday, September 15, 2019. Please mark your calendars. It is a great event that you will not want to miss. RBHA will provide all of the food including an assortment of sandwiches, delicious side dishes, hors d'oeuvres, drinks, and dessert. You just need to be there and have a good time.

Volunteer with RBHA. We are an all volunteer organization and could use your help with coastal cleanup, the annual employee appreciation breakfast, our newsletter, and many other things. Contact us at [info@rbhome.org](mailto:info@rbhome.org) or call Charlie Browne at 302-227-4070.

RBHA's Annual Meeting will be at 10 a.m. on Saturday October 19, 2019, at the CAMP Rehoboth Community Center. The program will include an update on what happened in Rehoboth over by summer by our Chief of Police, Keith Banks. Please join us.



Charlie Browne, RBHA President



# Mark your Calendar for Coastal Cleanup Saturday - September 14, 2019

The Rehoboth Beach Homeowner’s Association is pleased to once again coordinate Delaware Coastal Cleanup in Rehoboth Beach. We invite you to join us at our designated cleanup station, The Boardwalk and Wilmington Ave at 9 a.m. on September 14. There you will be asked to sign in; be given gloves, bags and data collection sheets; and span out over our beach for a few hours.

Online volunteer registration will open in July for Delaware’s Annual Coastal Cleanup - held from 9 a.m. to noon on Saturday, Sept. 14. Sponsored by the Delaware Department of Natural Resources and Environmental Control, the cleanup spans the First State’s 97-mile eastern coastline and includes river and ocean shorelines as well as wetland and watershed areas. Volunteers are strongly encouraged to preregister at the [Delaware Coastal Cleanup webpage](#) on the DNREC website to ensure enough supplies are packed for each site.

Delaware’s Cleanup is part of the Ocean Conservancy’s International Coastal Cleanup, the world’s largest annual clearing of trash from coastlines and lakes by volunteers. Hundreds of thousands of people all over the world help each year to rid the environment of marine debris and collect detailed information on the types and quantities of refuse they find. This information is recorded on data cards and forwarded to the Center for Marine Conservation, which compiles data for all of the cleanups held in the country and around the world. This information helps identify the source of the debris and focus efforts on eliminating or reducing it. For more information about the Ocean Conservancy and the International Coastal Cleanup visit [www.oceanconservancy.org](http://www.oceanconservancy.org).

## New Utility Rates Proposed for Residential and Commercial Customers

New proposed water and sewer rates for every 1,000 gallons used are: \$14.70 for wastewater and \$6.30 for water. A ready-to-serve fee is recommended of \$124 annually for 1-inch meters for wastewater and \$42 annually for water.

The rates are being proposed for four years. These rates do *not* include a provision for peak and off-peak rates. Only one flat year-round rate is proposed.

At press time, a Town Hall was scheduled for the public to comment on the new rates, but the date of July 13 will be after this newsletter has gone to press. Many thanks to the City for honoring our request for a Town Hall meeting on this topic.

There has been no date set for the Mayor & Commissioners to vote on the new rates. They may not be in effect until the third quarter bills, for use starting September 1.

We will keep you posted on developments after the Town Hall.



## WE NEED YOU!

The City of Rehoboth Beach is widely known as the "Nation's Summer Capital" as hundreds of thousands of people visit each year. To better understand current and future conditions, the City is updating its Comprehensive Development Plan (CDP). This state-mandated principal document outlines the City's goals and policies regarding future growth and management of resources.

The CDP provides the policy framework for making choices about growth, change and preservation. It is the basis for government decision-making and will guide the public and private sectors toward beneficial activities affecting people and land.

**Please Take the Survey Today – URL Below.**  
**WE NEED YOUR INPUT by AUG 30, 2019!**

Paper copies of the survey are also available at  
City Hall • 228 Rehoboth Avenue • Rehoboth Beach, DE



[cityofrehoboth.com/2020-cdp](http://cityofrehoboth.com/2020-cdp)

**RBHA Annual Picnic  
Sunday, Sept. 15 Grove Park**

MARK your calendar!

RBHA will have its Annual Picnic starting at noon on Sunday, September 15, 2019, in the Pavilion at Grove Park at 11:30 a.m.

For those of you who have attended before, you know what a grand occasion it is. Good times and great food. The Annual Picnic is the perfect time to visit with your neighbors as well as get to know folks who live elsewhere in town.

As in the past, we will be inviting the Mayor and City Commissioners to be our guests as well as City Manager Sharon Lynn and Police Chief Keith Banks. RBHA will provide all of the food and drinks. You just need to show up and have fun. If you have guests in town for the weekend, they are always welcome. We look forward to seeing you there.

**Be a Volunteer with RBHA  
(we need you)**

**RBHA has many exciting and rewarding ways for members to help with our activities. We are after all – an all volunteer organization.**

**Help with the newsletter or with the employee appreciation breakfast or coastal cleanup!**

Contact us at [info@rbhome.org](mailto:info@rbhome.org)

**Rehoboth Beach  
City Elections**

**Saturday,  
August 10, 2019  
10 AM – 6 PM**

**RBHA Annual Meeting**

**Saturday, October 19, 2019 - 10 a.m.**

**CAMP Rehoboth Community Center**

**RBHA – CAMP Rehoboth  
Meet the Candidates Forum**

**Friday, July 26, 2019  
6:30 p.m.**

**CAMP Rehoboth Community Center**

As we have done for the past several elections, the Rehoboth Beach Homeowners' Association and CAMP Rehoboth are sponsoring a Candidate Forum for the candidates for City Commissioner. The Forum will be held at the CAMP Rehoboth Community Center on Friday, July 26, 2019, starting at 6:30 p.m. and ending at 8:30 p.m.

The doors will open at 6:00 p.m. The City of Rehoboth Beach has graciously agreed to suspended enforcement of parking on Baltimore Avenue between 6 p.m. and 9 p.m.

The moderators for the forum will be Murray Archibald of CAMP Rehoboth and Charlie Browne, RBHA President. The forum will begin with an introductory statement in alphabetical order from the candidates for Commissioner. Afterwards the candidates will respond to questions from the audience. For the first 60 minutes, questions from the audience will be limited to residents of Rehoboth. The Forum will conclude with a closing statement from each of the Candidates.

**CANDIDATE  
STATEMENTS**

**RBHA asked each of the candidates to submit an article for this Newsletter telling you about themselves and what they see as the three most important issues facing our City. In alphabetic order for Commissioner are the articles as submitted by the candidates on the following pages.**

# CANDIDATE STATEMENTS

## **MARK BETCHKAL** CANDIDATE FOR COMMISSIONER

Rehoboth has been my home and domicile for 12 years. I first came here 1981. I want to protect what makes Rehoboth special and give every resident the tools to improve Rehoboth and protect its special character. To that end...

Great towns don't emerge from bad decisions. Rehoboth looks and feels the way it does today, because the people who came before us made wise decisions.

Let's Make Sure We Have the Tools to Make Wise Decisions: I will advocate for an ordinance that requires notification of all permit applications to the surrounding neighbors and notification when a permit has been issued in order that citizens can review, and challenge decisions, made by the Office of Building and Licensing.

Let's Make Rehoboth Cool (and green)! The best way to cool things down is to plant more trees. The city should set a goal that a pedestrian can walk the length and width of the city under a tree canopy.

Let's Have Data Before Decisions: Before we embark on a parking garage, let's complete a city-wide traffic and parking study to justify decisions.

Let's Treat People Fairly: Our water and wastewater infrastructure are designed to meet the peak needs of the summer economy. That economic sector must pay its share of the burden to deliver 48% of the annual demand in just 3 months.

Let's Maximize Citizen Involvement in the Development of CDP: As a commissioner I will focus on implementing the CDP as it reflects the will of the people as interpret by the Planning Commission.

Let's prepare for a changing climate with a thorough review of our building and zoning code in order that our built environment is enduring, and that Rehoboth is part of the solution of climate change.

Thank you. I ask for your vote.

## **EDWARD CHRZANOWSKI** CANDIDATE FOR COMMISSIONER

My name is Edward Chrzanowski ("sha-nuski"), a resident, property owner and involved citizen in Rehoboth Beach. If elected your Commissioner, I can, and will, contribute to governing our City with positive passion and bring thoughtful, common-sense, logical approaches to building a sustainable community for everyone.

Over the past eight years, I have actively participated in our government – expressing my ideas on issues, voicing my concerns when appropriate, and making suggestions to our City officials on ways to address issues of concern to all of us. In the last couple of years, my time and energy has focused on revitalizing Rehoboth Beach Main Street and forging a partnership of residents and businesses for the betterment of our City. I have devoted substantial time serving on various City committees, task forces, and boards of charitable organizations that support members of our community and enhance our Rehoboth Beach experience.

My involvement in these activities provides me with a unique perspective of our community. It has helped me reflect on the challenges we face and our shared obligations to ensure that we enhance and maintain vibrant and friendly residential neighborhoods, an economically sound business community, and a stable, innovative and safe environment – all of which are core responsibilities of our government. It is essential that the City focus more on its financial condition, look to develop new sources of revenues without taxpayers always paying the price, address the deferred maintenance threat on our infrastructure, eliminate unnecessary expenses, and encourage City officials and employees to think outside the box.

I have demonstrated my commitment to the betterment of Rehoboth Beach. I want to devote even more of my time and energy to make Rehoboth Beach better and stronger for the future. With your help and your support, we can do this together.

# CANDIDATE STATEMENTS

## CHARLIE GARLOW CANDIDATE FOR COMMISSIONER

I hope to hear from citizens to learn what is important to you. Here is what is important to me.

I hope to work with others to curb climate change.

More info at <https://www.garlow4rehoboth.com> and Facebook Garlow4rehoboth

We need Clean Energy, Clean Water and a Healthy Future.

### Clean Energy

- More solar, energy efficiency, electric vehicles and bicycles
- No offshore oil drilling or coal-fired power plants

### Clean Water

- Clean ocean water unspoiled by offshore oil drilling, or oil spilled on our streets from cars. Clean beaches are vital to our tourism industry.
- Fewer pesticides and fertilizers spread on the land that washes into the Bay, causing algae growth which can lead to bacterial infections and zero-oxygen areas
- Reduce local single-use plastics, especially styrofoam which crumbles, blows into the ocean and hurts marine life
- Green infrastructure improvements can filter out sediment and pollutants before they reach the waterway.

### Healthy Future

- Encourage clean transportation - Electric vehicles, mass transit, Rehoboth-Lewes canal access project
- More trees. Less smog. Fewer heat waves.

I am a retired environmental attorney. I live with my wife, Joan Flaherty, who is a retired federal health professional. I am a US Marine Sergeant E-5, active duty during the Vietnam era.

We are strong supporters of several civic organizations, including Citizens' Climate Lobby and the League of Women Voters, embracing their support of good governance, voting rights, human rights and environmental protection. We are supporters of downtown Rehoboth Beach businesses and organize Green Drinks (<http://www.greendrinks.org/DE/Rehoboth%20Beach>). I am a small business owner (bike shop).

While issues such as parking, development, traffic, and water/sewer rates merit our continuing attention, we must make time in our thinking for leading Delaware in protecting the future of our environment for our children and grandchildren.

## SUSAN GAY CANDIDATE FOR COMMISSIONER

Hello, I'm Susan Gay, homeowner in Country Club Estates.

My husband and I, and our two children, began coming to Rehoboth almost 20 years ago. We bought a home here 5 years ago. Most of my time is spent volunteering for the city and its citizens, including serving on the RBHA board for 4 years, and the boards of the Country Club Estates Property Owners Association, and Save Our Lakes (SOLA3). I'm on the Mayor's Advisory Committee on Trees, and in 2017, was appointed by Mayor Kuhns to the Planning Commission.

As both Vice Chair of the Planning Commission and Vice President of RBHA, I regularly talk with residents, property owners, and business owners about the future direction of our wonderful City. This unique combination of experience enables me to view issues from multiple perspectives to find common ground.

Now is the time to determine what we want the City to look like in 10 years. Our 2020 Comprehensive Development Plan will answer key questions: What do we value? How do we want the city to grow; what do we want to preserve? I'm now running for City Commissioner to **put into action** years of planning for our city's future, making sure we:

Protect our small city with balanced growth, distinct neighborhoods and vibrant business district; cost-effective solutions for parking and traffic, pedestrian/bicycle safety; protect natural resources and water quality.

Promote fairness and fiscal responsibility, be fully transparent. Retain ownership and control of our wastewater treatment plant, while maximizing revenues and sharing costs through our partnership with Sussex County.

Enhance our quality of life with green infrastructure, grow the urban forest, retain the unique sense of place that brought us all here.

I ask for your vote on August 10 to continue my work in public service for the city we love.



# CANDIDATE STATEMENTS

## **GARY GLASS** CANDIDATE FOR COMMISSIONER

I have been a homeowner in Rehoboth for almost 20 years. I worked for 30 years in accounting, IT services and management, with degrees in accounting and finance. For more than 10 years I've been a board member of the Country Club Estates Property Owners' Association (currently Treasurer), and I am a member of the city's Beach and Boardwalk Committee. With my long involvement in our government, I bring a wealth of experience and knowledge about what's working well and what needs improvement in Rehoboth.

The three most important issues facing Rehoboth are:

1. **Fiscal responsibility:** The city is nearly maxed-out to the legal debt limit of \$75 million, but major work is needed on the capital infrastructure, including storm-water, wastewater and streets. We need to work smart as a city, by controlling spending and prioritizing capital improvements, and working through these projects—not just talking about them. Recently, three-quarters of a million dollars was spent on a no-bid job for minor fix-up to the boardwalk restrooms. As commissioner, I will keep closer watch on public money.
2. **Fair treatment, transparency and citizen participation:** New projects by developers are bombarding our city with demands to waive and bend the rules, and with threats of lawsuits. We need commissioners who will apply the laws properly and fairly to everyone. Our city government should be open, honest and competitive. I will work to ensure the city follows all FOIA requirements, ethics laws, and contracting guidelines.
3. **Unite our community:** Commissioners should work to build consensus around the needs and priorities of our city, including the important capital projects and appropriate changes to the zoning laws and tree ordinance. The current commissioners have not been able to get these done, and I will represent all people in our community to make them happen.

## **SUZANNE GOODE** CANDIDATE FOR COMMISSIONER

I am running for office to advocate for the city's residents, as I feel the residents now bear a disproportionate share of the financial burden of running the city. I would work to restore balance.

**My background:** I graduated from Harvard University with a BA in economics. I have worked as a teacher and economic researcher. My husband and I have owned property in town since 2006 and have been year-round residents for two years. We have four boys -- the oldest three live in other states; and our youngest attends Cape Henlopen High School in Lewes.

**Areas for attention:**

- (1) **Reduce financial burden on residents:** The rise in property taxes by 50% on 1st July 2019 occurred simultaneous with a protracted delay in an accommodations tax on hotel guests, due to opposition by the business community. As Commissioner, I would work toward implementing this tax by 1st October 2019, at the full 3% level allowed.
- (2) **No more special exceptions:** The Board of Commissioners needs to stand up to businesses which attempt to circumvent the regulations on the books. The welfare of residents must be considered before any permission is granted. Additional cars searching for non-existent parking pose a safety and environmental danger.
- (3) **Improve pedestrian safety**  
The city should give pedestrians the right-of-way. "Yield to Pedestrians at Crosswalks" should be sign-posted at every crosswalk in downtown Rehoboth by year's end. The Streets Committee acknowledges requests for signs since the 1980s or earlier, and yet we are bereft of signs. Many cars blow right through crosswalks, even when pedestrians are on the curb, trying to cross. Nearby communities, including Lewes & North Shores, have more pedestrian-friendly conditions than RB. This is counterintuitive given the volume of pedestrian & cyclist traffic in our lovely small town.

# RBHA Board Member Profile

## An Interview with Mark Saunders - by Judy Mellen

Well, it has happened again: someone comes to Rehoboth for a vacation, falls in love and becomes a full-time resident!

That is what happened to Mark Saunders, a member of the Board of your Rehoboth Beach Homeowners Association. In his case it was actually Slaughter Beach for the vacations over 10 years. Now, no offense to Slaughter Beach, but there is not a lot to do there, so Mark and Bob (more about that later) would drive to Rehoboth for fun, food and all that goes with it. Finally, in 2005, they bought a condo on Sussex Street, which led to the purchase of the current house on Country Club Drive.

Let's stop here and set the scene: Mark was born in Boston and was part of the badly designed but worthy experiment that was to integrate the schools. So he was bused to Jamaica Plains High School, an hour trip each way. Then on to Delaware Valley College in Doylestown, Pennsylvania where he majored in horticulture. This was not based upon any great interest in the subject, but he had delivered plants and flowers while in high school and he had to put something down under Major...so horticulture it was!



Mark Saunders

Armed with a B.S. in said horticulture, he taught it in York County, PA schools for two years, teaching kids who were only four years younger than he was!

The aforementioned lack of a driving interest in horticulture made Mark a prime candidate for a change of occupation, which occurred in the form of a friend who sold real estate and thus began a career spanning forty-two years. Once he determined that Rehoboth was where he wanted to be, the drive into Pennsylvania grew tiresome, so Mark gave up his license in 2018 and now only does occasional appraisals and consultations.

But it was during those real estate years that he met Bob Thoman in 1993, who at the time was in banking in York, PA, and then later moved into real estate, mainly appraisals. Bob, whose father still lives in Pennsylvania, continues to be active in Pennsylvania real estate.

A relationship that has grown and flourished over many years was finally legalized, in the eyes of the government. As Mark puts it, after an engagement of twenty-five years, they were married in 2015!

Meanwhile, it was clear that the property on Country Club Drive was going to be their forever home but it wasn't meeting their needs. The rancher was gutted and then rebuilt in 2012 to their design. Using the existing

footprint, they designed a home of two stories with only the rooms they were actually going to use. This delightful home has a wide open first floor and two bedrooms on the second, with offices for both men.

Energetic and involved Mark did not retire to sit on his admittedly charming porch and so remains busy. In addition to serving on the Homeowners Board of Directors, he is a member of both the City Parking Committee and the committee studying the proposed parking garage. Previously he was the diligent taker of minutes of the various city commissions for the Homeowners' newsletter, a function discarded now that those meetings are streamed and open to all on the internet.

There were beloved dogs included in the household, but they both died. So Mark devotes more of his time to household chores, including the search for a rescue dog to fill the void.

Mark looks upon the recent upsurge in hotel proposals as encouraging, placing more visitors in the commercial areas and leaving the residential sections for homeowners who love their houses and their adopted town as Mark and Bob do. Rehoboth is richer for their presence!

REHOBOTH BEACH  
HOMEOWNERS' ASSOCIATION  
P.O. BOX 41  
REHOBOTH BEACH, DE 19971



Question, Hear, See &  
**Meet the Candidates**  
running for city office  
Annual RBHA/CAMP  
Forum  
Friday, July 26, 6:30 PM  
**Please Join Us!**

## Rehoboth Beach Homeowners' Association Newsletter

**July 2019**

### RBHA Calendar 2019

**Saturday, December 30, 2018**

9 AM Board Meeting  
CAMP Rehoboth

**Saturday, February 16**

10 AM Board Meeting  
CAMP Rehoboth

**March**

No Meeting

**Saturday, April 20**

10 AM General Membership Meeting  
CAMP Rehoboth

**Saturday, May 25**

10 AM Board Meeting  
Rehoboth Library

**Saturday, June 15**

9 AM Board Meeting  
CAMP Rehoboth

**Saturday, July 20**

9 AM Board Meeting  
CAMP Rehoboth

**Friday, July 26**

Candidate Forum  
6:30 PM  
CAMP Rehoboth

**Saturday, August 31**

9 AM Board Meeting  
CAMP Rehoboth

**Sunday, September 15**

Noon  
RBHA Picnic in Grove Park

**Saturday, October 19**

10 AM Annual Membership Meeting.  
CAMP Rehoboth  
RBHA Board Meeting  
(to follow Annual Meeting)

**November**

No Meeting

**Saturday, December 28**

10 AM Board Meeting  
CAMP Rehoboth

All meetings are open to the public. CAMP Rehoboth: 37 Baltimore.