

# Rehoboth Beach Homeowners' Association

Incorporated 1971

July 2020

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Charlie Browne 302-227-4070

### President - Elect

Mark Saunders 717-880-8066

### Treasurer

Steve Curson 302-727-5700

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Elise Burns 202-236-8320

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The RBHA newsletter is published three times a year as an informational and educational tool for its members. Contributors include RBHA members and members of the community including City officials.

We welcome your comments and suggestions.

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Charlie Browne

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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 2020 Election Issue. Things are different this year. We are all wearing masks. Most of us will be voting in the Rehoboth Beach municipal election by mail. All of the usual campaign activities such as meet and greets with the candidates are not happening. Campaigning is by mail and email and internet. At least for the Rehoboth election, we won't be getting any robo-calls. However, a friendly warning to the candidates, if I start getting those, you just lost my vote. One thing that has not changed is that the Homeowners' Association in conjunction with CAMP Rehoboth will be holding a Candidate Forum for the candidates for Mayor and City Commissioner. However, like everything else this year, the Forum will be different. It will be Zoom/Facebook live event. However, you do not need to be a member of Facebook to watch the Forum. The forum will begin at 11:00 a.m. on Saturday, July 18, 2020. The link for the Forum will be posted on the CAMP Rehoboth website. Also new this year, you can submit your questions in advance as well as during the Forum. If you wish to submit your questions in advance, you can do so on the CAMP Rehoboth website or by emailing your question to RBHA at [info@rbhome.org](mailto:info@rbhome.org). Please include your name, phone number and your Rehoboth address in your email along with your question. Persons who live and vote in Rehoboth will, as in the past, be given priority on asking questions. Information on asking questions during the Forum will be available at that time. More information on the Forum can be found on the next page.

Inside this Newsletter are articles by the candidates for Mayor and 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. If you are a registered voter, please vote in this year's election on Saturday, August 8, 2020, in person or by absentee ballot. If you are registered to vote in Rehoboth, you should have already received an application for obtaining an 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 leaseholder in the City of Rehoboth Beach is eligible to register and vote in Rehoboth municipal elections for Mayor and Commissioners – even if you vote elsewhere for national, state, and local elections.

This is normally the place where I mention all of the events that RBHA has coming up such as our picnic and the Fall meeting. However, in these days of social distancing, everything is on hold. If we are able to have those events, we will let you know. We are mailing and emailing this newsletter to all of our members.

Sincerely,



Charlie Browne, RBHA President

# Village Volunteers find a home in Rehoboth Beach

By Stuart Martens

When the Greater Lewes Community Village began operating in 2013, the group comprised a handful of founding volunteers dedicating spare time to helping a few dozen older neighbors live independently for as long as possible. Nearly seven years later, the mission has not changed. But the scope has — and so has the name.

In the past year, GLCV has become, simply, Village Volunteers — a change that reflects the group's expansion into Rehoboth Beach and Milton as well as continued growth around Lewes. Now serving all three communities and areas in between, Village Volunteers has grown to include 142 volunteers providing more than 4,000 individual services a year to more than 250 members.

“We are thrilled to extend our reach to our friends and neighbors in Rehoboth Beach,” Executive Director Jackie Sullivan says. “We are able to do that by striking a careful balance between the number of members and the number of volunteers in each community.”

Adds Rehoboth-based Village Board member Stuart Martens, “That balance ensures that our members get the friendly, reliable assistance they need from us. Just as important, it ensures that our volunteers can use their time, their skills, their way — in other words, volunteers choose when and how they want to contribute.”

“In Village Volunteers, we avoid the burn-out factor,” Sullivan says. “Our volunteers are our most important asset. In fact, they are our identity.”

The nonprofit Village, as it is fondly known, devotes more than 10,000 hours each year to transportation, household assistance, help with household technology, respite care, and other services. It also offers many social, educational, and wellness programs.

As an organization tasked with providing one-on-one attention and building a community of support, the Village has adapted to the COVID-19 pandemic with care, caution, and attention to the safety of both members and volunteers. The Village has continued crucial operations such as driving members to medical appointments. In other situations, it has found temporary workarounds for one-on-one contact. For example, volunteers now shop and run errands for members, rather than driving the members themselves. And they substitute frequent check-in calls for in-person home visits.

Medical studies show that for older people, isolation is a health-risk factor as dangerous as smoking or obesity. So while physical distancing may be necessary at the moment, it is more important than ever for the Village to keep our members *socially* engaged and in touch.

As we continue to expand our outreach in the Rehoboth Beach community, we hope you'll consider joining *us* — as a volunteer, as a member, or as both. Unlike for-profit care agencies, which typically charge \$28 an hour or more, Village Volunteers offers annual memberships that provide services for as little as \$1.67 an hour. And if you'd like to get to know us before you need us, the Village offers supporting memberships as well as full-service memberships.

To find out more, call our office at 302-703-2568, or email us at [LewesVillage@gmail.com](mailto:LewesVillage@gmail.com). Or visit our website at [villagevolunteer.org](http://villagevolunteer.org), where you can also find a volunteer application.



Village Volunteers Board member Sally Powell turns out protective masks at her home. Powell and volunteer Sarah Pavlik are two of several volunteers from the Village who crafted several types of masks for use by volunteers, members, and health-care workers during the COVID-19 pandemic.

## Details on the CAMP/RBHA Candidate Forum

The CAMP/RBHA 2020 Candidate Forum will be a Zoom/Facebook live event on Saturday, July 18 at 11 a.m. You do not need to be a member of Facebook to watch the Forum. The link for watching the forum will be posted on the CAMP website.

The Candidate Forum will take place at the CAMP Rehoboth Community Center without an audience. In addition to the candidates for mayor and commissioner, there will be two representatives from CAMP and two from RBHA present. David Mariner, Executive Director of CAMP Rehoboth, will be the IT person running the Zoom meeting. Charlie Browne, RBHA President, will be the moderator asking the questions. Mark Saunders, RBHA President-Elect, will be the timekeeper. In addition, we will invite representatives from the local media to be present (Alan Henney, Cape Gazette, and WRDE).

Each candidate will bring a laptop with video and audio capability to the forum. It will be their video and audio access for the online audience during the forum. All candidates will be provided with a meeting number and password to login to Zoom. The audience will only be able to view the forum. However, the audience will be able to ask questions during the forum. Details on asking questions during the Forum will be available at the time of the Forum.

New this year: You may to submit a question in advance. Five persons who have submitted questions in advance will be selected to ask their questions live at the Forum by placing them in a Zoom waiting room when the Forum begins. All other questions will be read by Charlie Browne. If you wish to submit a question in advance, you can do at the CAMP website or by emailing RBHA at [info@rbhome.org](mailto:info@rbhome.org).

The forum will be recorded so that it can be watched at a later time. The link for later viewing will be posted on the CAMP and RBHA websites.

The forum will begin with a welcome and introduction by Charlie Browne and David Mariner. The candidates will each have three minutes for opening remarks. Candidates will appear in rotating alphabetical order with the mayoral candidates first and then the commissioner candidates (Kuhns, Mills, Fuller, Gossett, Lagree, Macha). Paul Kuhns will begin the opening remarks and Stan Mills will take the first question. Questions will be addressed to and answered by all. Candidates will have 90 seconds to answer each question. The question and answer period will last approximately 90 minutes. The entire forum will last about 2 hours.

As in the past, only residents of Rehoboth (voters) and the media will get to ask questions for the first portion of the Forum. RBHA members who email questions in advance must provide their name and their Rehoboth address and their telephone number.

### **Rehoboth Beach City Elections**

**Saturday,  
August 8, 2020**

**10 AM – 6 PM**

Rehoboth Beach  
Convention Center

Absentee Voting  
Is Encouraged

## **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 Mayor and then Commissioner are the articles as submitted by the candidates on the following pages.**

# CANDIDATE STATEMENTS

## PAUL KUHNS CANDIDATE FOR MAYOR

My name is Paul Kuhns. I am running for re-election as Mayor of the City of Rehoboth Beach. I have been coming to the Rehoboth Beach area since 1958, became a homeowner in 1987 and moved here full-time in 2005.

I have a B.S. in Accounting from Georgetown University, an M.B.A. in Finance from Columbia University and 25 years in Public Finance-Merrill Lynch New York City

Since living in Rehoboth Beach full-time:

Mayor of the City of Rehoboth Beach(3yrs.)

Rehoboth Beach Commissioner(5yrs.)

Past President Rehoboth Beach Historical Society (10 yrs.)

Past Chairman Rehoboth Beach Dewey Beach Chamber of Commerce (6yrs.Board)

Board of the Rehoboth Independent Film Society (6yrs.)

Governor's Tourism Advisory Board (6yrs.)

Downtown Business Owner(15yrs.)

In each of these positions, I have provided project leadership, strategic financial planning and expanded community participation.

I am running for re-election as Mayor based upon positive feedback, I have received from our Rehoboth Beach stakeholders. As Mayor I will continue to listen and respect all viewpoints from all different facets of our community. I have a big picture vision of what Rehoboth Beach can be, and I've delivered the results proving I can get the jobs, big and small, contentious or cooperative, done as Mayor

We have achieved much during my tenure, but there is still much to do. Given my continuous 15-year community involvement and with the help of citizens, businesses and City staff, I know the City's future is bright. I urge voters to stay the course, so I can continue working with the community to preserve our small-town charm while focusing on the future.

I believe the three most pressing issues are:

-Persevering and recovering from the Covid-19 crisis and the terrible social and economic effects it has had on all of us

-Completion of the City's Comprehensive Development Plan

-Comprehensive analysis and evaluation of City's Code

Please reach out, get to know my views, and see how we can work together for the Rehoboth Beach we love.

Paul Kuhns

[kuhnsformayor@comcast.net](mailto:kuhnsformayor@comcast.net)

302-430-8484

## STAN MILLS CANDIDATE FOR MAYOR

I reflect fondly on the days of having been RBHA President and your newsletter publisher for over a decade – communication is in my blood. Alas, I moved on to serve as your Commissioner for 12 years. I want to put my 22 years of experience in the City to work now as your mayor. My three most important issues:

**1) Re-prioritize the budget to ensure financial stability in a post-pandemic world:** Convene first budget meeting in September, not first of next year, adjust budget from lower than expected revenues while forecasting additional adjustments 2-3+ years out. Balance economic development that enhances our city with infrastructure maintenance. Provide quality city services to each of our constituencies; users should pay their fair share.

**2) Ensure that we remain a viable, special city to our different constituencies – residents, visitors, businesses:** Enhance quality of life in our residential neighborhoods; identify and seek solutions to our challenges such as increased traffic, overcrowding, parking issues, others that focus on homeowners. Beach and boardwalk are our most important assets and must be maintained.

**3) Revise our code and plan ahead:** Develop CDP implementation plan including priorities, budgeting and funding mechanisms – a first! Use the CDP to guide selection and management of future projects and improvements, e.g. Wilmington/Baltimore Streetscapes, and revise city code to support it.

I am committed to engaging with all of you in a transparent manner and improving communications so we can accurately represent our citizens. This is top, front and center! In my administration, we will be mindful of our oath of office and welcome citizen observation and input. I believe we can address tough issues more satisfyingly by consensus. See my 5-Point Plan at: <https://mills4mayorrb.com/stans-five-point-plan>.

I would be honored to serve you again, this time as your mayor, and ask for your vote on August 8 or by absentee ballot.

Stan Mills

Candidate for Rehoboth Beach Mayor

[www.Mills4MayorRB.com](http://www.Mills4MayorRB.com)

# CANDIDATE STATEMENTS

## HUGH FULLER CANDIDATE FOR COMMISSIONER

I appreciate this chance to share my background and why I am running for Commissioner. I did not take the decision to run lightly. My family roots are here. I left to join the Air Force, got to travel the world and serve in The Presidential Honor Guard, at the President's discretion. Serving at the Pentagon, Arlington National Cemetery and The White House and anywhere the President asked. After leaving the military I worked in a law firm for both a former U.S. Secretary of Defense and Secretary of Transportation. Then worked in a management role with Charles E. Smith and Company.

In 1991 I decided to make my life here in Rehoboth Beach. In the past 30-years I opened and grew two businesses: The Purple Parrot and Iguana Grill. I've learned much, but above all, I learned we are all dependent on each other. And I seek to be a commissioner to serve all downtown stakeholders – a strong combination of homeowners, the business community, and vacationers. I will be a willing ear and voice for all who seek me out for discussion. I want to foster common sense decisions, compromise where valuable and forward thinking.

We must never again have wildly over-budget projects, seat-of-the-pants financial planning and lack of transparency. I believe my experience both in business and community involvement will allow me to foster a philosophy of consensus and common sense on the way forward.

We must see all community segments thrive, especially as we work to recover from the ravages of this pandemic. We are all hurting, not just businesses, but all. And recovery will take all of us working together. It's time to bring the whole community together, to trust each other again, listen to each other, and move forward together. I believe I can help us to do that.

## PATRICK GOSSETT CANDIDATE FOR COMMISSIONER

With my husband Howard Menaker, I have been a homeowner and part-time resident of Rehoboth Beach since 1996. During those 24 years, I served as a Rehoboth Beach City Commissioner from 2004-2007 and from 2012-2018, as well as 9 years as a Planning Commissioner. I was one of the authors of the 2005 & 2010 Comprehensive Development Plans (CDPs), our city's blueprints for managed growth and planning. My experience and lessons learned provide me the knowledge to get to work immediately:

**Keeping our community healthy.** We are living in a unique time, and we must adjust to the new reality: our paramount concern must be the health and safety of our residents, business owners, employees, and visitors. Rehoboth must be known as a destination that provides a safe and secure environment from COVID-19 transmission. A healthy community will, in turn, help to create a healthy economy.

**Managing our growth** before it manages us. I have always been a champion for preserving our sense of place and the character of Rehoboth Beach. The 2020 CDP provides the opportunity for all residents to reexamine our vision for Rehoboth regarding growth, preservation, value of community, effectiveness of our building codes, as well as the scale and character of our neighborhoods. I will be guided by the vision of our citizens and use this document in my decision-making process as your Commissioner.

**Restoring citizen confidence** in open government and responsible fiscal management. I am firmly committed to conducting city business in the open and welcoming all citizen comment and input. I bring detailed knowledge of the City budget and know we must differentiate between needs and wants when making financial decisions, especially in a time of reduced revenues.

Get to know my views: [www.gossettforrehobothbeach.org](http://www.gossettforrehobothbeach.org)

I hope I will have the honor of your vote.

**The Rehoboth Beach Volunteer Fire Company**

**Annual Fund Drive is Underway**

**Please Donate!**

# CANDIDATE STATEMENTS

## JAY LAGREE CANDIDATE FOR COMMISSIONER

I am Jay Lagree, a Rehoboth home owner, along with my wife Enid, for 30 years. Our family has owned our home for a total of 42 years.

I served 30 years in the United States Air Force, with 14 years as a senior officer specializing in upper-level management of assets, personnel, and finances.

After retirement to Rehoboth Beach, I became active in RBHA and served two years on the Board of Directors.

I served over a decade on the Rehoboth Beach Audit Committee.

I was elected by the Board of Commissioners to serve the final ten months of Paul Kuhns' term when he became mayor.

### 1. Financial Issues

Rehoboth Beach has challenging financial issues ahead as we complete the prescribed upgrades of our sewer system. Mayor Kuhns has tried to give this asset to Sussex County. That must not happen. We must never lose control of what is pumped into the ocean off our beaches. Our city can face difficult challenges. **I want to lead that effort.**

### 2. Transparency.

Confidence in our local government is low. Nowhere does our charter say the Mayor is the sole authority of our city. However, he has been cited by the Delaware Attorney General for holding meetings in secret and improperly forming a city committee out of public view. **If elected, I will work to bring city government decisions into public view.**

### 3. Our Future.

The Comprehensive Development Plan is a guide to the growth and development of our city. Though we are not growing in numbers, we are seeing increasing numbers of old structures being torn down and replaced by new larger homes. We are seeing commercial development challenging the scale and livability of our streets. All of which is threatening the brand of our city. **Our CDP must challenge that trend.**

<https://www.lagreeforcommissioner.com/>

## RACHEL MACHA CANDIDATE FOR COMMISSIONER

Rich and I have been property owners for the past 20 years and proud parents of 22-year-old triplets, 20-year-old twins and 2 dogs. Our kids have held summer jobs in Rehoboth since they were 14-years old.

In addition to family, I have a full-time career focused on improving customer experience and, have always given back to my community serving on various school, church and non-profit boards.

For the past three years, I have served Rehoboth on the PS&T Commission and Planning Commission. I am running for Commissioner because my family loves Rehoboth, I want to ensure that Rehoboth thrives in the future, that we preserve the charm of Rehoboth, have a forward looking strategy, budget, and improve customer experience.

The top 3 issues facing Rehoboth:

COVID-19: The pandemic has dramatically impacted city revenues, increased expenses and had a severe economic impact on our local businesses and property owners that rely on summer rental income to pay mortgages. City stakeholders will benefit from my current knowledge and research on the Planning Commission.

Comprehensive Development Plan (CDP) and commensurate budget: The City has deferred some infrastructure upgrades and maintenance because of lost revenue. We must safeguard against negative impact to the City and property owners with a fiscally responsible budget and thoughtful plan.

Ensure the economic vitality of our downtown, shops and restaurants: More residents are expanding their time in shoulder periods. Demand for expanded services increase pressure on our resources and infrastructure. Rehoboth is increasingly a year-round community, "the downtown" for many in Sussex County.

To address these issues, I support a Customer Experience Committee comprised of residents, organizations such as **Camp Rehoboth, RB Main Street**, and our local businesses to hear ideas and recommendations related to City services, resident satisfaction and economic vitality that can keep our City moving forward.

# City News Briefs

By Commissioner Susan Gay

## **COVID-19 Update and Mask Requirement**

As of June 30, Phase 3 re-opening in Delaware has been delayed indefinitely, per Governor Carney. Recent increases in the number of positive cases in Eastern Sussex has raised concerns about community spread. As a result, and given our crowded city streets and large number of visitors, Commissioners voted unanimously in favor of requiring face coverings in all public spaces in the City. It includes all public streets, public sidewalks, public parks, the Boardwalk, the beach and inside all commercial establishments. Face coverings are not required while actively bathing in the ocean. This requirement went into effect at 5 PM on July 1 and continues in effect until further notice.

Last month, Commissioners approved a plan to allow for restaurants and shops to expand onto city sidewalks for outdoor dining and shopping to aid in social distancing. The initial plan included barricades in the first two blocks of Rehoboth Avenue displacing parked cars in order to facilitate walkways within the curbside parking areas. However, only a few restaurants in that area decided to set up outdoor seating on the sidewalks, and the barricades presented multiple problems. Thus, most barricades have been removed except for those needed to support the restaurants. Cost to the city to date is approximately \$55,000 for the barricades and temporary handicap ramps. In all, 35 restaurants around town have expanded to use outside space for dining on both public and private property. In addition, we have over 40 restaurants that have outdoor dining space all the time. Be sure to check and see if your favorites are among them!

## **City Budget**

City Manager Lynn is analyzing the budget impacts of COVID-19 but Commissioners have not yet publicly discussed an overall update of the City's fiscal budget or capital improvement plan. From the information I have, as expected, parking revenue in town has taken a hit due to the delayed opening of the beach and eliminating parking spaces for restaurants to have room to spread out for outdoor dining. In all, parking permit revenue is down \$107,820 as of June 28, and parking meter revenue down \$277,492, for a total parking revenue shortfall of \$385,312.

Increased traffic and number of visitors in town could mitigate future parking revenue losses to an extent, but approximately 90 spaces will remain blocked through at least the end of July to accommodate outdoor dining. We can also expect shortfalls in transfer tax, hotel tax, and rental accommodation tax.

## **Canal Dock**

Construction of the new canal dock is underway. The city is in charge of construction, and the non-profit organization Lewes-Rehoboth Canal Improvement Association (LRCIA) has raised over \$1 million toward the \$1.25 million project, through State grants and corporate donations. The project has been planned for a number of years with the understanding that the cost would be borne by LRCIA funds and grants. In February, in a 5-1 vote with one recusal, Commissioners committed \$280,000 of this year's budget toward it because of a fundraising shortfall. Work had already begun on the canal dock when the capital improvement budget was put on hold due to the pandemic; thus, construction has continued. Completion is expected in the fall of 2020.

## **Gross Floor Area/Floor Area Ratio Ordinance**

Discussion of changes to the FAR started in the winter, were put on hold during the pandemic, but have recently resumed and are now scheduled for a public hearing on July 17, 2:00 PM. It will be a virtual public hearing. Please check the city website on instructions to sign up to speak. You will not be able to ask questions during the public hearing unless you have signed up at least two days in advance.

Several changes to our zoning code have been discussed, but the most recent version of the ordinance simply changes the definition of Gross Floor Area to include only indoor space. Approval of this change of definition would allow for larger buildings. For residential areas, this would allow for larger, multi-story porches and decks, and for commercial zones this change would allow for unlimited balconies, roof decks and other structures.

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



**Meet the Candidates**  
running for city office

Annual RBHA/CAMP  
Candidate Forum

Saturday, July 18  
11:00 AM

**Please Join Us!**

*Details Inside.*

## Rehoboth Beach Homeowners' Association Newsletter

**July 2020**

### RBHA Calendar 2020

Saturday, December 28, 2019  
10 AM Board Meeting

Saturday, February 15  
10 AM Board Meeting

Saturday, March 21  
10 AM Zoom Board Meeting

Saturday, April 18  
(Membership Meeting cancelled)  
10 AM Board Meeting

Friday, May 22  
3 PM Zoom Board Meeting

Friday, June 12  
3 PM Zoom Board Meeting

Friday, July 10  
3 PM Zoom Board Meeting

Saturday, July 18  
Zoom Candidate Forum  
11:00 AM

Friday, August 28  
3 PM Zoom Board Meeting

Sunday, September 20  
11:30 a.m.  
RBHA Picnic in Grove Park  
(Tentative)

Saturday, October 17,  
10 AM Annual Meeting.  
(Tentative)

November  
No Meeting

December  
No Meeting

Saturday, January 2, 2021  
10 AM Board Meeting

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