



Dickerson Farm Service Corporation | P.O. Box 557 | Middletown, DE 19709 | dickersonfarm.com

Dickerson Farm Community Newsletter

September 2024

Hello Neighbors!

The Board of Directors has been busy since May working for the benefit of our neighborhood.

- Recently we purchased the sidewalk sign that is placed at the entrance circle to announce community events. We hope this helps with communication on upcoming meeting & events.
- We compared liability insurance carriers and reduced our DFSC liability insurance cost. We saved \$622 on the 2024/25 annual premium.
- We deposited our DFSC reserve funds in an interest bearing CD.
- We've been diligent in collecting the annual dues in a timely manner as noted in the Treasurer Update below.
- We've ordered a new 'Deed Restricted Community – No Soliciting' sign to replace the deteriorating 'No Soliciting' sign at the DF entrance.
- We are working on a community contact list with up to date contact information. We hope to gather accurate contact info including email addresses so we can email the newsletters and community events. Please send your email address to bet04bop@aol.com to update our list.
- We researched and interviewed web hosting sites to replace our outdated and dysfunctional www.dickersonfarm.com website. Our current hosting service then offered us a FREE upgrade and it is up and running. It's a work in progress as we plan to add some additional features/information to the website but it's now up to date. Take a look!

Special Community Meeting

The Board of Directors will hold a community meeting on Wed., Sept. 25, 2024, from 6:30 PM – 9:00 PM, at the New Covenant Presbyterian Church, 1125 Jameson Corner Rd., Middletown, DE. At the meeting the Board will present a brief report and then field community questions/concerns. Please see the signup sheets upon arrival. One is for recording attendance with name and DF address; the other is a signup sheet to address the board with questions/concerns.

Anne Smith has organized a remote option via Zoom. The link is posted on the DF Facebook page that should take you directly to the meeting. Alternately, you can manually log in to Zoom with:

Meeting ID 890 5961 0731
Password: 2024

We look forward to seeing you at the meeting on 9/25/24.

Treasurer Update

As of September 1st, we have received all but 1 payment for the 2024 dues. This is the 1st year that we have applied the late fees as per the by-laws to those who were overdue on paying their assessments on time. We will continue this in the coming year. In reviewing our balances, we feel going forward we will keep the 2025 assessments at \$150.00 per household. This will allow us a small surplus in the funds for unexpected items that may come up this year. In addition, if individuals would like to add a donation to the Community Fund for 2025 they will be welcomed as an additional contribution on your payment form.

Currently the DFSC funds are:

Community Fund	\$ 1,113.11
Money Market CD	\$ 10,000.00
Checkbook	\$ <u>11,789.00</u>
Total	\$ 22,902.11

You will receive a copy of the 2024 year end financial report in January.

New Volunteers

Please welcome the newest volunteer members to the DFSC. Thank you all for volunteering your time to serving our community.

Joining the Board of Directors at the next scheduled board meeting are:

- Amanda DeRocili Secretary (filling the vacant position)
- Kari Redding Treasurer (filling the position of retiring board member Linda Barnes)

(We are still looking for two volunteers to serve on the Board of Directors for President and VP so if anyone is available please contact a board member.)

- Jim Gillen is joining Rick Stewart and Brian Redding on the ARC. Jim has previous experience serving on the ARC in past years and was appointed by the Board of Directors at our September 6, 2024 meeting.

A special thank you to Linda for serving on the DFSC for the past 16 years as both President and Treasurer. We all appreciate your friendship and guidance over the years. Enjoy your retirement. You will be greatly missed!!

DF Facebook page

Earlier this year there were 2 separate individuals who requested to join our member's only DF Facebook page. They gave fictitious names and picked random addresses in our community, when approved they attempted to solicit homeowners in need of work on their homes. Back in July/August a couple of us took the painstaking task of cleaning up the Facebook names. Thank you to everyone who provided us feedback. Now there are 133 members in our group which covers 2/3 of the households. If anyone wants to join this FB page, please request to join the group.

Summer Get Together

A special thanks to Anne Smith for making the arrangements for the July 2nd Neighborhood Block Party. The weather was great; there were a couple food trucks and an inflatable rental that the kids enjoyed. The turnout was larger than expected. We hope we can do it again, but this time we need to wear nametags. It is funny how you have no idea who so many of our neighbors are when we do not recognize them away from their homes.

Upcoming Events

Community Meeting – Sept. 25th, 6:30 PM - 9:00 PM, New Covenant Presbyterian Church.

Fall Community Yard Sale – the Fall Yard Sale is Saturday, Sept. 28th, 8 AM–1 PM. The rain date is Saturday, Oct. 5th. This is posted on the DF Facebook page. The sidewalk sign and entrance banner will be put out prior to the event. Posts will be made to other social media sites.

Fall Cleanup Dumpsters – the Spring Cleanup dumpsters were such a HUGE success that we've asked Sen. Stephanie Hansen's office to supply DF with two dumpsters again for a Fall Cleanup weekend in late October. One dumpster is designated for household items and one dumpster is designated for yard waste. (No hazardous waste, please!) The dumpsters are FREE to our community and something Sen. Hansen's office is able to offer us through a community fund. Stay tuned for the date. We will post on the DF Facebook page and the sidewalk sign

Halloween Trick or Treat – Halloween falls on Thursday evening this year, 10/31. Trick or treating hours in the community are recommended between 5:30 PM–8:30 PM. Please be careful driving through the neighborhood, watch out for the children and have plenty of treats on hand!

Please contact any board member with suggestions, questions or concerns.

- Lyal Gillen, President ljgillenjr@msn.com
- Doreen Stewart, Vice President bet04bop@aol.com
- Linda Barnes, Treasurer barnesla52@aol.com
- Bill Hamilton, Member-at-Large wahkjh603@gmail.com

ARC Committee

- Rick Stewart crstewjr@gmail.com
- Brian Redding bb_reddin11@yahoo.com
- Jim Gillen ljgillenjr@gmail.com