

NEXT TOWN ASSEMBLY

**VILLAGE OF ARDEN
MONDAY, SEPTEMBER 24, 2001
7:30 P.M.
ARDEN GILD HALL**

AGENDA

- * Playground Committee election due to vacancy
- * Presentation of Town Budget
- * Civic Committee to reestablish Forest closure
from dusk to dawn

Public town meeting. All are welcome
Please note: Those attending town meeting are eligible to
Vote after six consecutive months as an Arden resident
Prior to the meeting and are 18 years old or older.

Town Assembly for the Village of Arden
Monday, June 25, 2001
Gild Hall - Arden, Delaware

Frank Akutowicz
Marguerite Archer
Lou Bean
Ruth Bean
Jennifer Borders
Lizze Broadbent
Walter Broadbent
Hays Butler
Marianne Cinaglia
Alton Dahl
Joan Fitzgerald
Jane Frantz
Tom Frantz
Charlie Hahn
Barbara Henry
Heidi Hoegger
Rodney Jester
Deborah Kenney

Allan Kleban
June Kleban
Sharon Kleban
Lynda Kolski
Barbara Macklen
Mary Marconi
Cookie Ohlson
Betty O'Regan
Denis O'Regan
Ruth Panella
Roberta Perkins
Pamela Politis
Jeffery Politis
Bill Press
Pete Renzetti
Liz Resko
Gail Rinehart
Hugh Roberts

Ed Rohrbach
Johanne Schroeder
Danny Schweers
Sadie Somerville
Mark Taylor
Steven Threefoot
Elizabeth Varley
Mary Vernon
Cecilia Vore
Larry Walker
Laura Wallace
Jan Westerhouse
Tom Wheeler

1. Meeting called to order: The meeting was called to order by Bill Press, Town Assembly Chairperson. Bill thanked everyone for coming out on this warm evening.

2. Correspondence: DELDOT advised Darley Road would be closed August 9-17, 2001.

3. **Minutes:** The Community Planning Report was missing from the minutes. The report is as follows:

Arden Community Planning Report
March 26, 2001

Cultural Future

Fourteen people attended the second session on Direct Democracy, which was held March 21. After reviewing general comments from the first session, the discussion focused on getting more information to people on important issues, how to involve those who aren't involved and making town meeting more efficient, friendly and inviting. The discussion was interesting, constructive and forward moving. To quote one participant, "It really was pretty and non-threatening to be able to talk openly." The group concluded by making several recommendations aimed at getting more information to people and hopefully sparking their interest enough that more will come to town meeting to vote and participate. One of the recommendations was the seating arrangement here tonight. The idea was that it would facilitate people talking to each other rather than just the person giving the report.

Recommendations:

1. Committee reports will be sent to everyone prior to town meeting with the agenda and minutes from the previous meeting. Reports will continue to be read at town meeting, but the focus will be on issues requiring a vote. By giving everyone a chance to see what each committee will report on and by providing more detailed information on issues requiring a vote, hopefully it will encourage people to attend when issues they are interested in are brought up, which they might not otherwise know about. Providing more information about issues requiring a vote, gives people a chance to think about it ahead of time rather than on the spot at town meeting. It also serves to alert people to all sides of an issue. The downsides to the recommendation are: Chairs will have to prepare their reports earlier. More work will be required on the part of the town secretary to prepare the mailing, and it will cost more to mail.
2. A note will be put in the Page the month before town meeting asking if anyone has any new business to add to the agenda. This gives everyone a chance to see the issue they want discussed on the agenda, encouraging participation. It gives everyone else notice ahead of town meeting that these issues will be brought up under new business. If a large number of requests for new business come in when an agenda is already full, people will hopefully be flexible enough to allow issues that aren't time sensitive to be held until the next meeting.

The group suggested trying these two recommendations for a one-year trial period to see if it helps address some of the concerns.

These recommendations will be discussed at the next Community Planning meeting on Wednesday, March 28, and forwarded to the Advisory Committee for action.

Community Planning Report continued

Avery Task Force

The Avery task force has begun meeting again. Marsha Avery has contacted the county about sewer permits, which signals renewed interest in her part on developing the property. At this time, there is no available sewer capacity in this area and all development is on hold until capacity is available. There are several sewer renovation and rebuilding projects planned that will take the next several years. Capacity may be available as soon as 6 months from now or possibly several years from now. Either way, it only creates a temporary delay for her. There are several other issues, such as stormwater management, that she will also have to deal with, that at best may only delay development. We have contacted the Trust for Public Lands, a national non-profit organization that helps communities and agencies acquire or protect land, to see if they can offer any assistance or advice in moving forward.

Woods Clean-up

The Woods Clean-up is scheduled for Saturday, April 21, beginning at 9 a.m., the same day as the Christina River Clean-up. One group will start at the water tower and work down Perkins Run. Another group will start at the top of Naamans Creek at Marsh Road and work down. An Ardentown crew will work up Naamans Creek from the Phalan's house, and an Ardencroft crew will start in their village and work up Perkins Run. If you can't start at 9 a.m., feel free to join in at any time anywhere along the creeks. Afterwards we'll have pizza at the BWVC.

Memorial Garden

The Memorial Garden clean-up will be held Saturday, May 5, or if it rains, Sunday, May 6.

Lectures

Community Planning will co-sponsor with Gardeners' Gild a second lecture on Saturday, April 21. The speaker is Rick Lewandowski, Director of Mt. Cuba, and he will talk about Canopy Trees. This is a follow-up to the first lecture on February 19 by Kris Benarcik on Flowering Trees.

3. Advisory Motion on Non-Budgeted Expenditures:

This motion as amended was tabled at the last Town Assembly. A motion to bring it from the table will be made tonight.

1. The "Contingency" budget line item is available for cost overruns or for unexpected expenditures.
2. Contingency expenditures are approved by both the Chair of the Town Assembly and the Chair of the Advisory Committee and will be reported to the next Town Assembly by the Advisory Chair.
3. As is the current practice, the Trustees will report any emergency or unanticipated expenditure related to operation of the Trust to the next Town Assembly.
4. Non-budgeted expenses not covered by items 1 or 3 must be approved by a special referendum requested by Town Assembly.

Approved

5. New Residents: None at tonight's meeting

6. Trustees' Report:

To: Village of Arden Town Assembly

Re: Trustees' Report

Date: June 25, 2001

1. The audit report for the '00 - '01 fiscal year has been completed. The audit is on target and indicates that we spent about \$19,000.00 less than anticipated (p.6). We are now carrying a reserve of \$150,300 (p.3) into this fiscal year. This is significantly higher than predicted in the referendum because the school district did not raise taxes last year and because, in addition to the \$18,500.00 earned in interest and dividends, we took in about \$48,000 from other sources. As for expenditure and format comments (pg.6) - in the last column you will see six items that show deficit spending. Only two are actual over expenditures, and part of the representation you see has to do with the number of items that can fit on the page. Thus, the fireproof file cabinet which was a line item in the budget, does not show up on this page as a separate line item but is listed under town expenses with the telephone. This same issue applies to Community Planning Grants, which shows expenditures when Community planning did not spend any grant money. The \$1817 figure is actually the BWVC grant for \$750 they secured and spent last fall and the N.C. County Pass-thru grant monies spent for landscaping Harvey Rd. after Connective did the tree game for \$2127.31. The Centennial Committee did not overspend because they had funds roll over from the previous 2 years. Also a reminder that the tee-shirts Linda sold brought in several thousand dollars. The other deficit expenditures were under the Trustees' Administrative account. The audit was over by \$100. The legal (\$7,599) we have explained relates to costs for the Buckingham Green lawsuit, setting up the water tower agreements and pursuit of a leaseholder matter. Of this over expenditure we have recouped about \$2000. Finally the operations and fees account is not overspent because the figure you see of \$1876 includes the Memorial Garden expenditures, again complied due to lack of space on the page. We anticipate that next year things will clean up a little as several line items this year will drop out of the picture, i.e., the Acquisition Committee and the Welcome Hither items, allowing the need for these silly combinations to stop.
2. You may have heard that Omni, a communications entity, has been in search of a spot to place an antenna. Eventually they heard there was the water tower owned by United Water nearby. They were directed to make contact with the water company first. So, Omni did contact United Water and United Water contacted us early this spring, forwarding a proposal similar to the one that we have with them. Originally we had this item on our agenda for this meeting for discovery and a possible decision by the Town Assembly because the land is part of the Village common lands. However, we have had some problems getting cooperation from Sprint on contractual obligations, i.e., sending us validation that we are named on their insurance and a \$1000.00 reimbursement for legal fees relating to development of the contracts. We have these items now but it took six contacts over a 3 months period of time, for satisfaction on issues that they are suppose to have to us within 30 days of

Trustees' Report continued

written notice. Interestingly, United Water also is having some cooperation problems with Sprint. We discovered this when we turned to United Water for assistance with our issues. As a result of these problems things are on hold for the moment because United Water has no interest in moving on another communications arrangement until they have Sprint straightened out. For your information, the plans we have seen include a 25' tower on top of the water tower, which also would mean a red flashing light.

3. We are entering the fifth year of the Buckingham Green Lawsuit. Until recently we thought that we were heading into unbinding mediation, a legal process where parties attempt to reach agreement out of court. It is unbinding because parties are not required to accept positions or decisions developed during the process and can proceed with action in court if they wish. We agreed to this step on the advice of our lawyer who is able to have input on the mediator named and has found this method a reasonable and often successful roadway toward resolution. However, it seems that the various other parties still are trying to have themselves dismissed from the lawsuit. So... we are waiting to see what the next move will be.
4. We have developed a policy on the Special Use variance relating to the non-conforming lots. Draft copies are on the table. This represents our final position on the issue. It is in draft form because we need to clean up the language a bit. The position states that we will actively support the rebuilding of a structure containing a multiple domicile that has been destroyed due to catastrophic factors on a non-conforming lot. However, we are unwilling to support the mitigating variance because the long term implications are unclear. So, what does this means:

1. We will actively fight for the rebuilding of a destroyed structure,
2. We feel that Arden has already established precedence for exceptions at the County, ie., the new Home Occupation rules, and we have had 100% success with requests for variances that we have supported because they meet "the character of the community,". Also, it is clear that the County is developing a tenor of increased communication and cooperation with individual communities. They know that we are unique, and they are showing appreciation for this,
3. We are not finding mortgage companies turning away from our properties. There are currently 34 such lots with 12 of them carrying mortgages. Five of these have been transferred within the past 2 years without issue. Furthermore, historically, since the institution of zoning 46 years ago, there has not been issues in this regard.

In the final analysis, we feel this position is a via alternative. We are quite positive that the County would look favorable on granting a building permit where it is clear that the Trust and the community support it, particularly for a structure and use that historically has been a part of the village since before zoning was instituted and is fundamental to continuing the Arden way of life as a mixed residential community, as validated by the pending listing in the National Register of Historic Places.

Trustee's Report continued

5. The Trustees' budget for the '01 - '02 fiscal year has been submitted to the Budget Committee.
6. The quarterly financial report on the table by the door is considered to be part of this report.

Respectfully submitted-



TRUSTEES OF ARDEN

Policy On Rebuilding Damaged Or Destroyed Structures On Non-Conforming Leaseholds With Multiple Domiciles

The Trustees of Arden will oppose granting of New Castle County Special Use Variance to leaseholders with multiple domiciles on their leasehold.

The Trustees of Arden will actively support granting of a building permit by New Castle County to leaseholders for rebuilding damaged or destroyed structures on leaseholds with non-conforming multiple domiciles. This policy shall only apply to leaseholds where multiple domiciles were still in existence at the time of the loss due to catastrophic factors providing:

- ° The rebuilt structure is limited to the same "foot print" as the structure it replaces. However, if the "foot print" encroaches on or is over the property line, then the new structure should be relocated in a manner acceptable to the Trustees.
- ° There is no increase in the total area of the structure except for minor changes necessitated by construction efficiencies.
- ° The leaseholder has previously obtained a Certificate of Non-Conformance for the property from New Castle County, a copy of which is on file in the Trustee's office.
- ° The leasehold account balance with the Trust is current.

This policy will not apply should a leaseholder have ceased to use the structure for the purpose of multiple domiciles either through:

- actively withdrawing that status through communication with the Trust, resulting in it being purged from the land rent list as a multiple domicile leasehold, or,
- simple disuse, or loss due to long-term vacancy of the unit under the New Castle County Zoning Code.

6/18/01

DRAFT

Village of Arden

Receipts and Bank Balances March 25, 2001 to May 31, 2001

Balance in Bank March 25, 2001		14,814.00
Receipts:		
Grants	0.00	
Interest & Dividends	87.09	
Land Rent:		
Past Fiscal Year(s)	159.35	
Present Fiscal Year	151,002.98	
Future Fiscal Year(s)	800.00	
Meadow Lane Access Rent	0.00	
Memorial Garden Donations	1,085.00	
Miscellaneous	912.06	
Rights of Way:		
Cable TV	0.00	
Roads	0.00	
United Water Antenna Agreement	0.00	
	SUBTOTAL Receipts	153,846.48
Redeemed Investments	+	0.00
New Investments	-	100,000.00
TOTAL RECEIPTS		53,846.48
Receipts & Starting Bank Balance		68,660.48
Expenditures Against Budget		20,362.69
Balance in Bank as of May 31, 2001		48,297.79

NOTE: Investment Position

Arden Building and Loan	105,761.26
Vanguard Money Market	320,075.70
Other:	0.00
TOTAL Investment Position	425,836.96

Signatures:

Trustee:

Admin. Assist.:

Paul W. Rink

Elizabeth Valley

Village of Arden - Expenditures Against Budget March 25, 2001 to May 31, 2001

Budget Item	Budgeted Amount	Expenditures F.Y. to Date	Expenditures Since Last Report
Committees:			
Archives	3,980.00	364.00	364.00
Buzz Ware Village Center	1,000.00	57.89	57.89
Buzz Ware VC: Renovations	12,500.00	0.00	0.00
Centennial Celebration	1,000.00	0.00	0.00
Civic Commons & Forests	19,000.00	1,461.92	1,461.92
Civic Roads	16,000.00	0.00	0.00
Civic Special Clean-up	2,000.00	82.60	82.60
Civic Trash Collection	39,000.00	8,243.86	8,243.86
Community Planning	1,500.00	75.00	75.00
Legislative Reference	50.00	0.00	0.00
Playground	1,750.00	0.00	0.00
Playground Equipment	2,300.00	2,208.00	2,208.00
Registration	3,500.00	321.06	321.06
Safety: General	1,000.00	67.26	67.26
Safety: Town Watch Coordinator	2,268.00	378.00	378.00
Salaries:			
Assembly Secretary	5,750.00	877.34	877.34
Bookkeeping Services	2,320.00	353.98	353.98
Other Line Items			
Board of Assessors	50.00	0.00	0.00
Donations: ACRA	1,000.00	0.00	0.00
Donations: Arden Library	450.00	0.00	0.00
Donations: Arden Page	1,250.00	0.00	0.00
Donations: Fire Companies	950.00	0.00	0.00
Old Hall Rental	800.00	0.00	0.00
Telephone	275.00	49.77	49.77
Contingencies	2,000.00	0.00	0.00
Items Not Subject to Revenues:			
Memorial Garden Fund	N/A	729.62	729.62
BWVC: Grants		0.00	0.00
Civic: Grants	(a) 2,895.00	0.00	0.00
Com Plan: Grants	(b) 1,059.56	0.00	0.00
NCC Pass-Thru Grant	(c) 7,272.99	0.00	0.00
Taxes: New Castle Co. Property	60,000.00	39.95	39.95
Taxes: School	164,000.00	82.32	82.32
Administrative: Auditing	4,100.00	0.00	0.00
Administrative: Insurance	6,500.00	778.00	778.00
Administrative: Legal	10,000.00	1,808.80	1,808.80
Administrative: Office Rent	2,100.00	350.00	350.00
Administrative: Operations/Fees	6,500.00	2,272.91	2,272.91
Administrative: Payroll Taxes	1,600.00	546.44	546.44
Administrative: Salary Ad. Asst.	9,084.00	1,514.00	1,514.00
Less Accrued Taxes		(300.02)	(300.02)
TOTAL	396,804.25	20,362.69	20,362.69

Notes:

(a) Deferred Revenue (Audit '00-01):
1998 Bond Bill One-Time-Aid to Local Governments \$2,895.00(b) Deferred Revenue (Audit '00-01):
Traffic Calming 97-P-Prop-117 \$993.29
Urban Forestry III \$66.27(c) Deferred Revenue (Audit '00-01):
NCC Pass-Thru Grant I \$2,272.99
NCC Pass-Thru Grant II \$5,000.00

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
FINANCIAL STATEMENTS
MARCH 24, 2001 AND 2000

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PENNSYLVANIA INSTITUTE OF CPAs

INDEPENDENT AUDITOR'S REPORT

Trustees of Arden
Village of Arden, Inc.
Arden
Wilmington, Delaware 19810

We have audited the accompanying general purpose financial statements of the Trustees of Arden and Village of Arden, Inc. as of March 24, 2001 and 2000. These general purpose financial statements are the responsibility of the Trustees' and Village's management. Our responsibility is to express an opinion on these general purpose financial statements based on our audits.

We conducted our audits in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the general purpose financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the general purpose financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall general purpose financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of the Trustees of Arden and Village of Arden, Inc. as of March 24, 2001 and 2000 and the results of their operations for the years then ended in conformity with generally accepted accounting principles.

Corcoran & Company, P.A.

May 25, 2001

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
 COMBINED BALANCE SHEET - GOVERNMENTAL FUND TYPES
 MARCH 24, 2001 AND 2000

	General Fund Trustees of Arden	Special Revenue Funds Village of Arden, Inc. Municipal Street Village Aid Fund Center Fund		Totals (Memorandum Only) March 24, 2001 2000	
ASSETS					
Cash	\$ 14,814	48,459	12,906	76,179	\$ 128,747
Investments	323,008	-	9,020	332,028	302,662
Accounts Receivable:					
- Land rents	<u>4,880</u>	<u>-</u>	<u>-</u>	<u>4,880</u>	<u>2,148</u>
TOTAL ASSETS	<u>342,702</u>	<u>48,459</u>	<u>21,926</u>	<u>413,087</u>	<u>433,557</u>
LIABILITIES & FUND EQUITY					
LIABILITIES					
Deferred revenue	11,227	-	-	11,227	22,737
Payroll taxes payable	70	-	-	70	99
Land rent received in advance	<u>181,105</u>	<u>-</u>	<u>-</u>	<u>181,105</u>	<u>202,493</u>
Total Liabilities	192,402	-	-	192,402	225,329
FUND EQUITY					
Fund Balances - Unreserved (Page 3)	<u>150,300</u>	<u>48,459</u>	<u>21,926</u>	<u>220,685</u>	<u>208,228</u>
TOTAL LIABILITIES & FUND EQUITY	<u>\$342,702</u>	<u>48,459</u>	<u>21,926</u>	<u>413,087</u>	<u>\$433,557</u>

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
COMBINED STATEMENT OF REVENUE, EXPENSES AND
CHANGES IN FUND BALANCES - GOVERNMENTAL FUND TYPES
FOR THE YEAR ENDED MARCH 24, 2001 AND 2000

	Totals of Arden		Special Revenue Funds			Totals	
	General Fund	General Fund	Municipal Street Aid Fund	Village Center Fund	Village Center Fund	(Manufacturing Only) March 24, 2001	2000
REVENUES							
Allocated - State of Delaware	\$ 22,913	24,725	-	-	-	\$ 24,725	\$ 24,411
Grants - State of Delaware	344,681	-	-	-	-	22,913	16,835
Land rental	5,464	-	-	-	-	344,681	315,609
Installation on sale of road's right of way	4,797	-	-	-	-	5,464	5,742
Installation on sale of cable right of way	4,200	-	-	-	-	4,797	1,622
Investment income	18,519	1,176	-	-	16	4,200	18,472
Rent and maintenance payments	-	-	-	-	13,439	22,411	13,212
Miscellaneous income	(8,692)	-	-	-	(12,245)	22,923	(14,648)
TOTAL REVENUES	411,223	25,901	24,725	28,573	466,124	466,124	494,179
EXPENSES							
General	162,313	16,724	-	-	16,699	204,772	144,584
Property taxes	202,818	-	-	-	-	202,818	206,457
Administrative	(48,748)	-	-	-	-	(48,748)	11,283
TOTAL EXPENSES	411,273	16,724	9,177	1,894	452,268	452,268	366,424
EXCESS OF REVENUE OVER EXPENSES	50	9,177	15,548	26,674	13,856	13,856	27,755
FUND BALANCES - BEGINNING OF YEAR	146,904	19,262	20,042	20,042	200,228	200,228	190,382
FUND BALANCES - END OF YEAR (Page 2)	\$120,300	(48,452)	21,326	220,605	\$268,228	\$268,228	\$268,228

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
STATEMENTS OF EXPENSES - GENERAL FUND
FOR THE YEARS ENDED MARCH 24, 2001 AND 2000

	General Expenses	Property Taxes	Administrative Expenses	Totals (Memorandum Only) March 24,	
				2001	2000
Arden Craft Shop	\$ 25,000	-	-	25,000	\$ -
Archives, General Fund committee expense	3,041	-	-	3,041	3,905
Buzz Ware Village Center	7,000	-	-	7,000	7,000
Centennial Celebration	11,131	-	-	11,131	1,685
Civic:					
Commons and Forests	15,979	-	-	15,979	14,706
Grants	20,038	-	-	20,038	6,228
Roads	14,215	-	-	14,215	14,951
Special Clean-up	92	-	-	92	1,021
Trash collection	37,520	-	-	37,520	36,738
Community planning:					
General budget	262	-	-	262	400
Grants	2,877	-	-	2,877	4,037
Playground committee- expense	5,200	-	-	5,200	1,523
Registration committee expense	2,550	-	-	2,550	3,255
Safety committee expense	2,517	-	-	2,517	2,826
Welcome Hither	-	-	-	-	22
Salaries - Secretary	5,031	-	-	5,031	4,884
Salaries - Bookkeeping services	2,064	-	-	2,064	2,004
Contingencies	662	-	-	662	467
Acquisition Committee	2,000	-	-	2,000	523
Arden Book - Centennial Edition	-	-	-	-	6,186
Donations:					
ACRA	700	-	-	700	700
Arden Library	450	-	-	450	450
Arden Page	1,150	-	-	1,150	1,100
Fire Companies	950	-	-	950	950
Rent - Gild Hall	800	-	-	800	700
School, county and property taxes	-	202,818	-	202,818	206,657
Town expenses	1,084	-	-	1,084	225
Auditing	-	-	4,100	4,100	3,900
Insurance	-	-	5,014	5,014	4,913
Legal	-	-	17,599	17,599	1,267
Office rent	-	-	2,100	2,100	2,100
Operations and fees	-	-	9,476	9,476	10,619
Payroll taxes	-	-	1,375	1,375	1,464
Salaries - Administrative assistant	-	-	9,084	9,084	8,820
TOTAL EXPENSES (Page 3)	\$162,313	202,818	48,748	413,879	\$356,226

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
STATEMENTS OF EXPENSES - SPECIAL REVENUE FUNDS
FOR THE YEARS ENDED MARCH 24, 2001 AND 2000

FOR THE YEARS ENDED MARCH 24, 2001 AND 2000				Totals (Memorandum Only) March 24, 2001 2000	
	General Expenses	Property Taxes	Administrative Expenses		
MUNICIPAL STREET AID FUND					
To general fund - road right of way	\$ 5,464	-	-	5,464	\$ 5,542
Road expense	<u>11,260</u>	<u>-</u>	<u>-</u>	<u>11,260</u>	<u>3,113</u>
Total (Page 3)	<u>16,724</u>	<u>-</u>	<u>-</u>	<u>16,724</u>	<u>8,657</u>
VILLAGE CENTER FUND					
Salary - custodian	3,045	-	-	3,045	5,220
Maintenance and supplies	10,319	-	-	10,319	9,088
Payroll taxes	291	-	-	291	493
Utilities	6,572	-	-	6,572	5,324
Renovations	3,964	-	-	3,964	1,416
License, permits and fees	690	-	-	690	-
Small equipment	1,787	-	-	1,787	-
Bank charges	<u>27</u>	<u>-</u>	<u>-</u>	<u>27</u>	<u>-</u>
Total (Page 3)	<u>\$ 26,695</u>	<u>-</u>	<u>-</u>	<u>26,695</u>	<u>21,541</u>

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
STATEMENT OF EXPENSES - BUDGET & ACTUAL - GENERAL FUND
FOR THE YEAR ENDED MARCH 24, 2001

	<u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Archives, General Fund committee expense	\$ 3,980	3,041	\$ 939
Arden Craft Shop	25,000	25,000	-
Buzz Ware Village Center	7,000	7,000	-
Centennial Celebration	8,000	11,131	(3,131)
Civic:			
Commons and Forests	16,000	15,979	21
Grants	21,678	20,038	1,640
Roads	15,000	14,215	785
Special Clean-up	2,000	92	1,908
Trash collection	38,000	37,520	480
Community planning:			
General budget	1,500	262	1,238
Matching			
Grants	1,060	2,877	(1,817)
Legislative reference	300	-	300
Playground committee expense	5,200	5,200	-
Registration committee expense	3,250	2,550	700
Safety committee expense	2,868	2,517	351
Welcome Hither	300	-	300
Salaries - Secretary	5,531	5,031	500
Salaries - Bookkeeping services	2,273	2,064	209
Contingencies	2,000	662	1,338
Acquisition Committee	2,000	2,000	-
Donations:			
ACRA	700	700	-
Arden Library	450	450	-
Arden Page	1,150	1,150	-
Fire Companies	950	950	-
Rent - Guild Hall	800	800	-
School, county and property taxes	223,800	202,818	20,982
Town expenses	504	1,084	(580)
Auditing	4,000	4,100	(100)
Insurance	7,000	5,014	1,986
Legal	10,000	17,599	(7,599)
Office rent	2,100	2,100	-
Operations and fees	7,600	9,476	(1,876)
Payroll taxes	2,000	1,375	625
Salaries - Administrative assistant	9,084	9,084	-
TOTAL	\$433,078	413,879	\$ 19,199

The accompanying Notes to Financial Statements are an integral part of these financial statements.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 24, 2001

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Trustees of Arden and Village of Arden, Inc. conform to generally accepted accounting principles, as applicable to governmental units.

Basis of Presentation

The accounts of the Trustees of Arden and Village of Arden, Inc. are organized on the basis of funds or account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues and expenses as appropriate. The various funds are summarized by type in the financial statements. The following fund types are used by the Trustees of Arden and Village of Arden, Inc:

Governmental Fund Types:

General Fund - The General Fund is the general operating fund of the Trustees of Arden and accounts for all revenues and expenses of the Trustees of Arden not encompassed within other funds. All land rent revenues and other receipts that are not allocated by law or contractual agreement to some other fund are accounted for in this fund. Real estate taxes and general operating expenses that are not paid through other funds are paid from the general fund.

Special Revenue Funds - Special Revenue Funds are used to account for proceeds of specific revenue sources of the Village of Arden that are restricted to expenses for specified purposes.

Basis of Accounting

The general purpose financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenses are recorded when the related fund liability is incurred.

Reporting Entity

The Trustees of Arden and Village of Arden, Inc. is the basic level of government which has financial accountability and control over all activities related to the Village of Arden in Arden, Delaware. The Trustees of Arden collect land rents primarily to pay county and school real estate taxes. They also receive funding from state government sources and must comply with the requirements of these funding source entities.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 24, 2001

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Budget

The Trustees of Arden is required to adopt an annual budget for the general fund. The budget is presented on the modified accrual basis of accounting which is consistent with generally accepted accounting principles.

Comparative Data

Comparative totals for the prior year have been presented in the accompanying general purpose financial statements in order to provide an understanding of changes in the Trustees of Arden and Village of Arden's financial position and operations. Some prior year balances have been reclassified to conform with the current year presentation.

NOTE B - CASH

Deposits (cash and certificates of deposit) are carried at cost which approximates market value. The carrying amount of deposits is separately displayed on the balance sheet as "Cash." At March 24, 2001, the carrying amount of deposits was \$76,179 and the bank balances totaled \$234,395.

NOTE C - INVESTMENTS

Investments of the Trustees at March 24 consist of the following:

	<u>2001</u>	<u>2000</u>
Stock (1,057,6126 shares - 2001; 682,2653 shares - 2000) - Arden Building and Loan Association (at cost, which approximates market value); redeemable at any time (60-day notice may be required); current dividend - 6.5% payable in June and December.	\$105,761	\$ 68,227
Mutual Fund (142,099.05 shares - 2001; 145,945.42 shares - 2000) - Vanguard Money Market Reserves - Federal Portfolio (at cost, which equals market value) redeemable at anytime; current dividend rate - 5.32%	142,099	145,945
Mutual Fund (75,148.04 shares - 2001; 80,015.49 shares - 2000) - Vanguard Money Market Reserves - Prime Portfolio (at cost, which equals market value) redeemable at anytime; current dividend rate - 5.34%	<u>75,148</u>	<u>80,015</u>
Total	<u>\$323,008</u>	<u>\$294,187</u>

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 24, 2001

NOTE C - INVESTMENTS (Continued)

Investments of the Village Center at March 24 consist of the following:

Stock - (90,1977 shares - 2001; 84,7494 shares - 2000) -

Arden Building and Loan Association (at cost,
which approximates market value); redeemable
at any time (60-day notice may be required);

current dividend - 6.5% payable in June and December \$ 9,020 \$ 8,475

NOTE D - LAND RENTS

The Village of Arden land rent is levied each March 25 on the full rental value of each individual leasehold in the Village. The full rental value is based upon the amount required to pay county and school taxes levied by outside taxing authorities, the amount required to maintain the community standard of living and the amount needed to maintain a prudent reserve to insure community expenditures. The value is affected by the general location of the leasehold, and by certain specific location factors.

Land rents are due on March 25 and become past due on April 25. Past due land rents are assessed a one percent penalty on the 25th of each month until paid.

Land rents receivable (including penalties) are \$4,880 and \$2,148 for the years ended March 24, 2001 and 2000, respectively.

NOTE E - DEFERRED REVENUE

During the year ended March 24, 1998, the Trustees of Arden received a \$25,177 grant from the State of Delaware Department of Transportation - Traffic Calming Initiative. This grant is to be used to support the traffic calming initiative of the Ardens - Harvey Road. At March 24, 2001, \$993 from this grant remained unexpended. These funds are to be expended during the year ended March 24, 2002.

During the year ended March 24, 1999, the Trustees of Arden received a \$4,036 grant from the State of Delaware. This grant was a one-time aid to local governments and was to be used for the restoration of Stile Path. At March 24, 2001, \$2,895 from this grant remained unexpended. These funds are to be expended during the year ended March 24, 2002.

TRUSTEES OF ARDEN AND VILLAGE OF ARDEN, INC.
NOTES TO FINANCIAL STATEMENTS
MARCH 24, 2001

NOTE E - DEFERRED REVENUE (CONTINUED)

During the year ended March 24, 2000 the Trustees of Arden was awarded the following grants of which a portion is deferred to the year ended March 24, 2002:

<u>Grant</u>	<u>Grant Award</u>	<u>Expended</u>	<u>Deferred Grant Revenues</u>
State of Delaware - Department of Agriculture - Urban Forestry Program III	\$ 3,200	3,134	66
New Castle County Pass-Thru Grant I	5,000	2,127	2,273
New Castle County Pass-Thru Grant II	5,000	-	5,000

All of these funds are to be expended during the year ended March 24, 2002.

Total deferred revenue is \$11,227 and \$22,737 for the years ended March 24, 2001 and 2000, respectively.

NOTE F - MUNICIPAL STREET AID FUND

Revenue for this fund is received from the State of Delaware. This grant is used for the general maintenance of the Village's roads.

Receipts for the years ended March 24 consist of the following:

	<u>2001</u>	<u>2000</u>
Municipal Street Aid Fund - state	\$ 24,725	\$ 24,911

NOTE G - CONCENTRATION OF CREDIT RISK

The Trustees of Arden grant credit to landholders, primarily for the collection of land rent.

The Trustees of Arden and Village of Arden, Inc. place their cash and temporary cash investments with high quality financial institutions. At times such cash balances may be in excess of FDIC insurance limits.

7. Safety Report 6/25/01

1. You are encouraged to contact ardensafety@theardens.com and share safety concerns. Dogs running loose and auto break-ins have been recently reported.
2. Harvey traffic enforcement has started and is a cooperative effort with Ardencroft and Ardentown.
3. Increased activity at Indian Circle has been reported with some fire. Incident to the hollow tree. Civic committee will study the feasibility of eliminating or reducing this risk. Safety will make our effort to Respond to incidents.

Registration

No Report

8. Playground Committee

During the past three months, the required Playground Inspections were conducted, and all equipment was "adult tested" to ensure safety. Special emphasis was placed on the equipment on the Sherwood Green, because of the impending start of the ACRA Program. All equipment is in safe condition, and the mulch was renewed almost everywhere.

The Playground Committee used the labor of an individual who had to perform community service, and he spread the playground mulch under the various pieces of equipment. The Committee Members were relieved not to have to do that manual work.

The final project for the year will be the installation of a new, low maintenance basketball backboard and rim, and these are to replace the metal unit at the north end of the basketball court at the Sherwood Green. The present unit is over ten years old, and the rusting areas have been repainted several times. The replacement parts had been ordered, but one item was not shipped. All will be installed as soon as everything is received.

Submitted by,

Larry Walker
Chairman

10. Community Planning Report:

Memorial Garden

Ruth Panella and Barbara Macklem have agreed to share the position of assisting Ruth Bean with the Memorial Garden. Leon Tanzer has retired from this position after many years of dedicated and compassionate service assisting Ruth on the Memorial Garden and filling in while she was away. Community Planning would like to recognize and thank Leon for all his and commitment to the Memorial Garden and to this committee through the years.

Land Status

On June 6, the State Review Board unanimously and enthusiastically endorsed the nomination of the three Ardens Historic District. The state will now forward the nomination to the federal government, and if all goes smoothly, we should hear back in about three months.

Cultural Future

Community Planning took the two recommendations from the last Direct Democracy meeting to the June Advisory meeting. They were:

- * For Advisory to put a note in the Page prior to town meeting asking residents if they had any items for new business to be included on the agenda, and
- * On the agenda that is mailed with minutes from the previous town meeting, to include the full wording of any motion that will be voted on at the upcoming town meeting along with a brief paragraph with some background information.

Advisory agreed to the first recommendation, however, did not agree with The second recommendation. The majority of committee chairs felt the being asked to write a brief paragraph about any motion they were presenting for a vote was too much work. The Advisory Committee compromised by agreeing to include a draft wording of the full motion to be voted on, but without any accompanying explanations.

Avery Task Force

In June, Governor Minner signed Senate Bill 143 into law, which requires That all county land development applications not approved within five years of application, including those that are grandfathered, must meet current traffic impact and environmental regulations. This may include the Avery property. Although it's too early to know the exact impact it will have on her planned development, overall it is a positive for Arden.

In addition, the county recently approved \$29.5 million for major sewer projects in Claymont, Fox Point and Brandywine Hundred. We need to be informed about how this major project will impact the Ardens. There are many questions that need to be answered. Will this project be as

Community planning continued:

destructive as the reconstruction of the Naamans Creek sewer 5-6 years ago? Will increased sewer capacity open the door for denser housing development around us, increasing the outside pressures on the Ardens? What will be the impact on our watershed? Community planning urges residents to attend a presentation on this major sewer project and to ask questions. The presentation is being held: Thursday, July 19, at 7:30 p.m. at Brandywine High School Auditorium.

11. Civic Committee Report - Town Assembly 6/25/01

1. Our annual spring walkabout was conducted on April 28th. The following are some of the items noted:
 - A speed bump will be included on Walnut - we were going to wait for reconfiguration of the Walnut/Millers intersection but since that is dependent on funding from the bond bill we decided to include it for safety reasons at the request of residents on Walnut.
 - Repairs on Millers Rd. - near Marsh - will necessitate closing Miller for one day - we will try to give as much notice as possible.
 - There were dead or decaying limbs noted overhanging streets. These trees were located on leaseholds and I would like to remind residents that trees on their leasehold are their responsibility to maintain.
 - The overall bid from Downing was \$16,608.00. One paving item was eliminated when the county attributed road damage on Sherwood to sewer problems and electively repaved the area. The bid will be readjusted to reflect this.
2. Arden received a windfall in the form of a check from The Department of Natural Resources and Environmental Control. The Delaware General Assembly established a General Fund appropriation of \$75,000.00 for communities to use for the maintenance of public trails. A formula was devised by the Division of Parks and Recreation to equitably distribute funds. I noted that Arden was not credited for paved paths. I will follow up on this to upgrade their records and possibly increase any future funding available.
3. Loose stone in the low retainer wall of the field theater were cemented prior to the first performance. Some minor repairs are needed on the seating areas and will be taken care of.
4. The fencing along Millers, near Marsh will be continued for another 100 feet. The pile of evergreen boughs dumped there in the spring will be removed and signs posted along the stretch where dumping occurs that read "NO DUMPING, VIOLATORS WILL BE PROSECUTED" I hope to have some volunteer help when the project starts.
5. Because the remains of the fire were discovered in the hollow tree at Indian Circle we have decided to close the opening in the tree. Estimates are being obtained and have come in at \$650.00 to \$400.00. We will try for one more bid in order to get the work done in the most effective and financially responsible manner.
6. We are still waiting for DELDOT to remove the dead tree on Harvey Road near the Memorial Garden. A gent named Chip Rosan is newly in charge of this and did some preliminary work this spring with some of these trees designated for removal. The office has been contacted recently and activity appears to have slowed down at present. We will continue to send reminders.
7. The honeysuckle over the bulletin board is being removed and poison ivy in the play areas on the Green will be sprayed.

8. Construction will begin on Darley Road around July 26th and Darley Road will be closed August 9th - construction should be complete around August 17th - I mention this because Harvey Road traffic may be heavier.
9. The intersection of Veale and Harvey will once again undergo work by DELDOT this summer. Traffic will be routed along Sconset to Millers. Ardentown hopes to have enough notice to establish adequate directional signs and plans to make Millers - from Lorelei to Walnut - one way going toward the Candlelight Theater. This should only be one day and should keep traffic from wandering aimlessly around the Ardens.
10. We are waiting for a bid from a company named Stripe-A-Lot. The bid will cover painting speed bumps and delineating parking spaces in BWVC lot to help utilize the space effectively.
11. And finally...We will be receiving a proposal from Sprint for planting around the cyclone fence surrounding the water tower. There are 18 shrubs included which will hide the fence when grown.

Respectfully submitted,

Deborah A. Kenney
Chair-Civic Committee

**11. BUZZ WARE VILLAGE CENTER
2119 THE HIGHWAY
ARDEN, DE 19810**

1. **New Floors:** The new floors for Rooms 1, 2 and 4 are done now and it truly was a community endeavor, from the unloading of the flooring delivery to putting everything back in place. The laying of the floor in Rooms 1 and 2 was especially impressive, due to the excellent work crew we had. It was like an old-fashioned barn raising! The entire floor was down in less than five hours. Thanks to all of you who came out and made it possible:
 - a. Lou Bean, Dela Mulhenberg Bryan, Alton Dahl, Linda Hager, Aaron Hamburger, Amy Hill, Heidi Hoegger, Rodney Jester, Deborah, Bryna & Caila Kenney, Allan Kleban, Wayne Knotts, Elliot & Matthew Levin, Mary Marconi, Russ McKinney, Bertie & Denis O'Regan, Ruth Panella, Shari Phalan, Pam Politis, Bob Pollock, Pete Renzetti, Liz Resko, Sadie Somerville, Bill, Deb & Zach Theis, Larry Walker
- b. **AN ESPECIALLY BIG THANKS TO TIM COLGAN FOR MAKING THE NEW FLOORS IN ALL FOUR ROOMS A REALITY.**
2. **Auction**
 - a. Planning for the November 3rd BWVC fundraising auction continues. Auction committee meetings are being held every month; if you are interested in attending these meetings please give me a call and I will get you on our phone tree or e-mail list. Members from the committee will be contacting residents of the Ardens during the next several months to ask for your help. There are numerous ways to do this from volunteering for committee work, volunteering time the day of the auction, donations for the auction to sponsoring the cost of flyers and the catalog, refreshments, and equipment necessary the day of the auction. We would also like to obtain corporate sponsorships, so if any residents are willing to contact their employers about participating, please call/e-mail me or one of the other BWVC committee members.
3. **Leaky Roof:** it has come to our attention over the past few months that we have developed some new leaks. Bob Pollock will be taking care of these. This does bring up the issue of determining the status of the roof and we will be working on this as we progress with the plans for the exterior improvements.

4. Programming:

- a. Exhibits, etc. Phil Fisher and Johanne Schroeder - Metalworks show -

It was reported that over 200 people attended the show in May. Phil was thrilled to have had the opportunity to have such an exhibit at the BWVC. In particular to have held it in room 3. This room is truly developing into a great spot for exhibits, receptions and private parties. The Florence Fish Exhibit in Rm. 3 was also held in May, the same day as the ACRA Garden Tour Reception and Maypole Dance. The BWVC was definitely buzzin' that day! And of course Room 3 is the site for our ongoing Coffee Houses. The performer participation over the past couple months, from our New Castle County Rep, Bob Weiner to local area performer Gary Cogdale, has shown the word is getting out about what a special spot we have created at the Buzz. And of course both performer and audience participation from our own residents continues to provide an ongoing sense of community, of truly getting to know and socialize with our neighbors. The June Coffee House ended the season with a great turnout: we actually ran over our scheduled time because we were all having so much fun. The Coffee House will resume in October. Again they are always held the 2nd Tuesday of the month. So have a great summer and we will see you at the Buzz in the fall.

- b. ACRA - summer camp - summer camp started today and will continue through the first week of July. Rugs have been temporarily placed everywhere to protect our new floors during the camp activities. Some of the special events this year: ACRA plans to have a teen night every Friday. Pottery classes will also be offered this year, thanks to a donated potter's wheel and kiln by Betty O'Regan, and the new electrical output put in by the BWVC Committee. Ongoing displays of children's artwork will be in the front display case during July. Come by and see what the kids are doing. And until July 1st you can come see the wonderful display done by the Archives Committee. Again, the display case is available for one-month time slots. We already have several displays scheduled into the fall. If you are interested in signing up for a month's display, please call Betty O'Regan:

- c. Over Eighty's Party - July 1st, 3rd, and 5th.

- d. Farewell Party for Tim Colgan and his family July 14th from 3-5pm. Later that night: Game night at 7:30pm, this month will be pictinary, bridge and ice-cream.

Respectfully submitted,
Marquerite Archer, BWVC Committee Chair

Budget - No Report

Audit - Reported by Trustees

**12. BOARD OF ASSESSORS
COMMENTS ON THE REPORT TO THE TOWN ASSEMBLY JUNE 25, 2001**

The Assessors Report distributed tonight reports on the decisions made by the Board during seven meetings held between January 25 and June 19, 2001. It shows the Board's assessment of land rent to be collected by the Trustees on March 25, 2002 to fund operations for the fiscal year 2002-2003.

As in the past the Board has set the total land rent to be collected and then used formulas to estimate the differential value of lots in assessing individual land rents.

The total land rent to be collected will be \$323,000 from a General rate of \$133 per thousand square feet. This represents a decrease of 8% from this year's rate of \$144.50.

Following the precedent set by all boards since 1980, the Assessors calculated the rental value of Arden's leaseholds using the philosophical basis sometimes called the "Community Standard of Living". This basis is designed to:

1. Pay the county and school taxes
The recent referendum will create an increase in these taxes for several years. These increases will undoubtedly cause future increases in land rent.
2. Pay for administration of the Trust
Legal fees have caused substantial costs in this area.
3. Maintain the community standard of living as indicated by referendum
Costs for the Centennial and Craft Shop acquisition programs are now finished so we are experiencing a decrease in our budgeted expenses.
4. Maintain a prudent reserve to insure the Village freedom in considering future community expenditures.
The Assessors set the target reserve at \$150 thousand, approximately the average for the last several years. This target was chosen to offset somewhat the expected increase in school taxes the following year.

Although the formulas for calculating differential lot values were not changed from the previous year, some changes in the Specific Location Factors will affect the land rent on some lots as follows:

- a. The forest factor was changed from 11% to 10%. These factors are estimates and this Board did not wish to try to estimate the factor closer than the nearest 5%.
- b. The forest factor will be applied to all lots having a frontage of 25 feet or greater without discount for partial frontage.
- c. The negative factors for Harvey and Marsh have been restated so that a lot not directly on the road but whose driveway must exit on one of the busy roads will get a 5% discount. Note that the Location Factors 4 and 5 are additive.

In addition to the decisions stated in the report, there were serious discussions related to value of second domiciles in the face of restrictions to building changes that accompany this privilege and to the systems for dealing with lot size and commercial privileges. In these cases the board did not find changes that it considered both clear and more equitable.

Respectfully submitted,
Alton Dahl, Chair of the Board of Assessors

BOARD OF ASSESSORS
REPORT TO TOWN ASSEMBLY, JUNE 25, 2001
ASSESSMENT FOR LAND RENT DUE MARCH 25, 2002

SECTION I Discussion and Definitions

The assessment for land rent due on March 25, 2002 is presented in this report. The rental revenue from this assessment will provide adequate income to the Village to:

1. pay the county and school taxes levied on the Trust by outside taxing authorities,
2. pay for administration of the Trust,
3. maintain the community standard of living as indicated by referendum, and
4. maintain a prudent reserve to insure the Village freedom in considering future community expenditures.

The rental value of Arden's leaseholds varies from lot to lot. The differences in the value of these assessments were derived by estimating the additional or reduced rental value of each of the following advantages or disadvantages: size, special privileges and location.

This year's assessment will leave a projected "Prudent Reserve" for the Village of \$150,000. The term "Prudent Reserve" refers to the amount of money projected to remain in the Village's General Fund at the end of the fiscal year. To forecast expenditures the Assessors used information from the Three-year Budget Projection prepared by the Budget Committee of the Village Assembly.

The Assessors have determined that the total land rent to be collected in the year 2002 will be approximately \$323,000. The amount to be collected is 8% percent lower than last year's assessment. The assessment reflects a projected increase in the county and school taxes for our fiscal year 2002-2003 of 5.6%.

Total Village Expense for 2002-03 is projected to exceed revenue by about \$17,000. This expense will be covered by the previous year's greater than expected surplus.

Definition~

The General Rate, called Rate A, reflects a value all leaseholds share.

The Multiple Dwelling Rate, called Rate B, reflects the added value of those leaseholds that have the privilege under zoning regulations or allowance by the trustees of establishing and maintaining more than one dwelling unit on the leasehold. In applying this rate, the definition of a dwelling unit is an independent living facility for one or more persons, containing permanent cooking facilities (not a hot plate) and other permanent facilities for living, sleeping, eating and sanitation. Existence of a kitchen is an essential ingredient of a dwelling unit.

The Lot Size Adjustment Rate called Rate C, reflects the fact that large lots have less rental value per 1,000 square feet than smaller lots. This fact was derived from a 1971 study of lot values updated by a 1987 professional appraisal and a separate study of market values. This rate reflects the fact that a substantial part of any lot's value derives from the privilege of maintaining a domicile on the lot regardless of its actual size.

Board of Assessors

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June 25, 2001

The Commercial Rate, called Rate D, reflects the added value of a leasehold with the privilege of accommodating commercial as opposed to residential use. This rate currently applies to only one lot.

The Specific Location Factors make adjustments to appropriate leasehold land rent in accordance with uniformly applicable rules based on the physical situation of the leasehold

SECTION II. Calculation of Total Revenue Required

The computation of rental revenue required from the Arden Trust (based on projected data of the budget committee) is as follows:

I. A: The forecasted amount needed for the county and school tax	\$222,000
B: The forecasted amount needed for Trust administration	42,000
C. The forecasted amount needed for budgeted community expenses	<u>113,000</u>
 TOTAL ITEM I - - FORECASTED EXPENDITURES	 \$377,000

2. The amount needed to achieve the desired 2002/03 year-end prudent reserve

2002/03 year end target	\$150,000	
Less projected position at		
2001/2002 year-end	\$ 167,000	
	(\$17,000)	(\$17,000)
 TOTAL REVENUE REQUIRED		 \$360,000

SECTION III. The 2002/03 Fiscal Year Rental Rates (year beginning March 25, 2002)

General Rates

Rate A: \$133 per 1,000 square feet, applied to the first 6,500 square feet of each leasehold. This is compared to the previous year's "A" Rate of \$144.50.

Rate B: 80% of Rate A. For each dwelling unit in addition to the first, the leasehold is charged rent for 6,500 square feet at this rate, but is not charged for more than the actual area of the leasehold.

Rate C: 40% of Rate A. This rate is applied to that area of a leasehold in excess of the area charged the A and B rates.

Base Land Rent: The sum of the charges (in dollars) from applying the General Location Rates A, B, and C to the area of a leasehold.

Rate D: A surcharge of 75% of the Base Land Rent for a leasehold with commercial privileges; no deduction for frontage on Marsh Road.

Board of Assessors

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June 25, 2001

Specific Location Factor Rates(See Notes):

- | | |
|---|------|
| 1. Leaseholds adjacent to Arden or Sherwood Forests | +10% |
| 2. Leaseholds fronting on Arden or Sherwood Forest by being across the street | + 5% |
| 3. Leaseholds adjacent to or fronting on a communal green | + 5% |
| 4. Leaseholds adjacent to Harvey Road and/or Marsh Road | - 5% |
| 5. Leaseholds having driveway access only to Harvey Road and/or Marsh Road | -5% |

Notes

1. The specific location factor charges (in dollars) to be added to or subtracted from the sum of the Base Land Rent are obtained by multiplying the Base Land Rent for the leasehold by the appropriate specific location factors as given above.
2. Leaseholds having less than a 25 foot opening to the forest will not be charged a woods factor. More than that frontage to the forest will be considered a full access and charged a full factor.
3. Location factors 4 and 5 are additive if both are applicable.

SECTION IV Rent Collection

The Trustees are requested to collect, by using the prescribed rates, the following approximate amounts:

From the general rates:	\$316,000
From the specific location rates:	<u>\$7,000</u>
Total Land Rent	\$323,000
Revenue from interest, grants, right-of-ways, fines, etc.	<u>\$37,000</u>
TOTAL REVENUE	\$360,000

SECTION V ExamplesSAMPLES OF BASE RENTALS

<u>Lot Size (sq. ft.)</u>	<u>Base Land Rent</u>
10,000	\$ 1,051
20,000	1,583
30,000	2,115
40,000	2,647

EXAMPLES OF RENT CALCULATION

1. A 20,000 sq. ft. lot containing one dwelling unit, fronting on a Village Green and adjacent to Arden Forest:			
6,500 sq. ft. X \$133/M sq. ft.			\$ 864.50
13,500 sq. ft. X \$133/M sq. ft. X 40%			718.20
	Base Land Rent		\$1,582.70
Forest Factor -	\$1,582.70 X 10%		158.27
Greens Factor-	\$1,582.70 X 5%		<u>79.14</u>
	Total Land Rent		\$1,820.11

Board of Assessors

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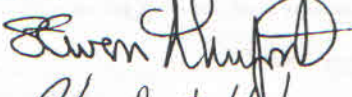

June 25, 2001

2. A 30,000 sq. ft. lot containing three dwelling units and adjacent to Arden Forest:

6,500 sq. ft. X \$133/M sq. ft.	\$ 864.11
6,500 sq. ft. X 2 X \$133/M sq. ft. X 80%	1,382.58
10,500 sq. ft. X \$133/M sq. ft. X 40%	558.35
Base Land Rent	\$2,805.03
Forest Factor - \$2,805.03 X 10%	280.50
Total Land Rent	\$3,086.93

SECTION VII

THE 2001 BOARD OF ASSESSORS
Vote on Final Report

		<u>Vote</u>
Alton Dahl		yes
Carl Falco		yes
Lynda Kolski		abstain
Mary Marconi		abstain
Peter Renzetti		yes.
Steven Threefoot		yes
Elizabeth Varley		yes

13. Arden Archives Committee Report

To highlight the various people and perspectives voiced in our committee meetings, our committee members have decided to rotate the honor of reporting to the Town Assembly.

The Archives Committee reorganized at its May meeting. Sally Hamburger was elected to Chair the committee, Sadie Somerville continues as secretary, and Mark Taylor is handling the finances. Danny Schweers, the elected alternate, was welcomed as a replacement for Linda Eaton who had to resign due to a busy work schedule. We will not, however, give a final thanks to Linda for her valuable service, and will not allow her to graciously fade into the woodwork. Linda's museum knowledge and museum contacts are far too useful to let her escape. Fortunately, Linda has promised to continue spurring us on with her archival zeal and will make herself available for consultative advice when she can.

Of course, our big recent achievement was the purchase of the Craft Shop which was finalized on May 11th-- The Archives Committee invited the Craft Shop Board members, the Archive committees for Ardentown and Ardencroft, and residents of the Craft Shop. A good time was had by all.

The first meeting of the Tri-Ardens Archives Committee was held on June 7th to work out how we can work cooperatively and effectively. This ten person committee includes all five members of our committee;

3 representatives from Ardentown; Pat Phillips, Lisa Riblett, and Betty Solway Smith; and 2 representatives from Ardencroft; David Clements and Phyllis Conner. We are all excited and energized by this collaboration and prospect of increased volunteer force.

The Archives would like to ask all of you for help in searching for the book "Some Songs", a book of songs & poems put together in tribute to Frank Stephens, published in 1935. We are hoping someone has a well-preserved copy that they would like to donate to the Archives. We currently have, on loan, a copy that is inscribed "from Don Stephens to Upton Sinclair". The owner has offered it to our permanent collection if we can replace his with an equally good copy.

Lastly, please be sure to check out the Archives' display in the Buzz Ware Village Center's foyer, it will be up for the rest of this week. The committee thanks Allan Kleban for organizing this display.

Respectfully submitted,

Sally Hamburger and Allan Kleban
Archives Committee

14. Arden Craft Shop Museum

June 25, 2001

The Craft Shop was purchased by the Arden Craft Shop Museum, Inc. (ACSM) on May 11. This means that all residents of the Ardens now own this historic property as residents compose the membership of the Museum Corporation, operating through the ACSM Board of Directors and Museum and Archives Committee.

The ACSM Board has selected Patterson Schwartz Property Management to manage the Craft Shop and Pollock Construction to handle general maintenance and repair. We are engaged in selecting an architect to design the museum and archives space and develop the plan for necessary building repairs and renovation of the apartment units. We expect that when the construction projects start, we'll begin with repairs followed by renovations and finally installation of the museum, although it's likely some projects will overlap.

The ACSM Museum and Archives Committee, which is charged with collecting and conserving the archives of the three Ardens and operating the museum, has organized and is beginning to work. Committee members are Sally Hamburger, Allan Kleban, Danny Schweers, Sadie Somerville and Mark Taylor from Arden; Pat Phillips, Lisa Riblett and Betty Solway Smith from Ardentown; Dave Clements and Phyllis Conner from Ardencroft.

The capital funding campaign is in it's final phase. We are just \$20,000 short of the campaign goal of \$600,000. Individuals who would like to be recognized as supporters of this historic community project are encouraged to make their contributions or pledges now before the campaign ends.

ACSM

Board of Directors

15. Old Business:

Village of Arden Election Results from 3/26/01

The following individuals were elected to standing committees (2-yr terms, except as noted) and offices (1-yr terms) on Monday night, March 26. All nominees will receive information from the Town Secretary shortly.

Committee	Convener*	Also elected	Alternate
ARCHIVES	Mark Taylor	Linda Eaton Allan Kleban	Danny Schweers
AUDIT	Christine Demsey	Kate Threefoot	Cookie Ohlson
BUDGET	Jeff Politis	Mary Marconi Mark Zylkin	Marianne Cinaglia
BUZZ WARE VILLAGE CNTR	Allan Kleban	Barbara Henry Linda Lipstein Hager Debbie Theis**	Tom Frantz
CIVIC	Aaron Hamburger	Walter Broadbent Susan Rothrock	Ken Sutton
COMMUNITY PLANNING	Ruth Panella	Beverly Barnett Mary Marconi	Jane Frantz
LEGISLATIVE REFERENCE	Hays Butler	Christine Demsey Brooke Bovard	Christine Schubert
PLAYGROUND	Mary Vernon	Larry Walker Bill Busch	Steven Harcourt or Bill Myers (tie)***
REGISTRATION	Jennifer Borders	Ruth Dean	Jane Frantz
SAFETY	Denis O'Regan	Steve Harcourt Rick Reynolds	Charles Hahn

* Conveners received the highest number of votes for a committee (or tied for first place). They are responsible for convening their committees within 30 days.

** 1-yr term for a temporary position; position must be renewed in 2002.

*** Each of these residents received 1 write-in vote.

Officers:**Advisory Chairperson**

Alton Dahl

Town Assembly Chair

Bill Press

Town Secretary

Joan Fitzgerald

Town Treasurer

This position has been eliminated. The secretary to the Trustees handles finances for the Village.

Village of Arden - Committee members, chairs, terms - June 4, 2001

Prepared by Cecilia Vore for Registration Committee. Please send Cecilia any corrections.

<i>Committee</i>	<i>Chair / phone</i>	<i>Serving until 3/02</i>	<i>Serving until 3/03</i>	<i>Alternate 3/01 - 3/02</i>
<i>Archives</i>	Sally Hamburger 475-3912	Sally Hamburger Sadie Somerville	Allan Kleban Danny Schweers Mark Taylor	
<i>Audit</i>	Liz Resko 475-2927	Liz Resko	Christine Demsey Kate Threefoot	Cookie Ohlson
<i>Budget</i>	Mary Marconi 475-6819	Carl Falco Tom Wheeler	Jeff Politis Mary Marconi Mark Zylkin	Phil Fisher
<i>BWVC</i>	Marguerite Archer 475-2407	Marguerite Archer Betty O'Regan * Rachel Grier-Reynolds * Debbie Theis	Barbara Henry Allan Kleban Linda Lipstein Hager	Toni Frantz
<i>Civic</i>	Deborah Kenney 475-8033 x2	Lou Bean Deborah Kenney	Walter Broadbent Aaron Hamburger Susan Rothrock	Ken Sutton
<i>Community Planning</i>	Lynda Kolski 475-1658	Lynda Kolski Peter Renzetti	Beverly Barnett Mary Marconi Ruth Panella	Jane Frantz
<i>Legislative Reference</i>	CONVENER Hays Butler 529-7677	Rick Grier Reynolds Elizabeth Varley	Christine Demsey Brooke Bovard Hays Butler	Christine Schubert
<i>Playground</i>	Co-chairs: Larry Walker 475-1098 Mary Vernon 475-4440	Lanier Colgan John Stevenson	Bill Busch Mary Vernon Larry Walker	Steven Harcourt or Bill Myers
<i>Registration</i>	Cecilia Vore 475-1976	Beverly Barnett Lizzie Broadbent Cecilia Vore	Jennifer Borders Ruth Bean	Jane Frantz
<i>Safety</i>	Co-chairs: Denis O'Regan 529-1269 Eliot Levin 475-7367	Ed Kelly Eliot Levin	Steve Harcourt Rick Grier Reynolds Denis O'Regan	Charles Hahn

* Two additional committee positions have 1-year trial basis. The January 2001 Town meeting renewed Rachel Grier-Reynolds term until March 2002. The second temporary position was also renewed, and Debbie Theis was elected 3/01 for one year term. To renew these positions, the committee must introduce a motion either to expand the committee to 7 members permanently or for a given trial period. Two nominees are required for each position up for election. Alternately, the committee may introduce a motion to extend the terms of the current members for an additional trial period, in which case no election is required.

Town Officers 3/01 - 3/02

Town Assembly Chair: Bill Press *Town Secretary:* Joan Fitzgerald

Town Treasurer: position eliminated as of election March 3/01 *Advisory Chairperson:* Alton Dahl

16. Good and Welfare:

"You Are Welcome Hither"

Arden

TRUSTEES OF ARDEN
2111 ORLEANS ROAD
ARDEN, DE 19818
(302) 475-7894

August 3, 1996

Mr. William Schenck
Delaware Geological Survey
DGS Building
University of Delaware
Newark, Delaware 19716

Dear Mr. Schenck,

I received your letter of July 31, 1996 in which you offered to "describe the geology of the Arden area in a paragraph or two." This is exactly what we are looking for. Also, if there are text(s) which describe the geology of the area (northeastern Delaware), we would appreciate knowing of them. Since we have a library in the Gild Hall, such texts would have a home and could be used by anyone in our community who wanted to know more about local rocks and soils.

Thank you for your kind offer.

Sincerely,



Marianne B. Cinaglia, Trustee
2204 Hillside Road
Arden, Delaware 19810



Robert R. Jordan
Director and State Geologist

State of Delaware
DELAWARE GEOLOGICAL SURVEY
University of Delaware, Delaware Geological Survey Building
Newark, Delaware 19716-7501

May 14, 2001

Marianne B. Cinaglia, Trustee
2204 Hillside Road
Arden, DE 19810

Dear Mrs. Cinaglia:

Back in August of 1996 you wrote me and asked for a paragraph or two on the geology of the Arden area in northeastern Delaware. Enclosed please find the latest publication including a new geologic map of the Piedmont in Delaware. Also enclosed is a piece of Ardentown Granitic Suite (the Ardentown granite for practical purposes). I regret that you had to wait so long for this information, but your inquiry came at a time when we were revising everything about the geology of the Delaware Piedmont. I wanted to make sure the information you received would carry your library into the 21st century with up-to-date geology. I hope you will also find a place in your library to display the enclosed rock sample as well.

Sincerely,

William S. Schenck
Scientist/Webmaster
Earth Science Information Center

Celebrating 50 Years of Science and Service for the Diamond State

Good and Welfare continued

DISTINGUISHED SERVICE AWARD NOMINATION

Read by Betty O'Regan

Marguerite Archer has been chair of the BUZZ WARE VILLAGE CENTER for two years. During that time she has helped to make Arden's community center into an inviting meeting space, but also a vibrant arts center. The center is for the most part self sufficient financially relying on a tenant (YMCA after school program), other rentals, donations, and fundraising. Both programming and the facility have seen vast improvements during her tenure. Marguerite's position, as well as that of the rest of the committee, is voluntary.

The area to first receive attention was the physical facility. Formerly the Arden School, the maintenance of this building in the past had been minimal. Some of the recent improvements have been wiring, plumbing, ceiling fans and flooring. The highlight was the replacement of broken floor tiles with beautiful hardwood flooring, made affordable through a combination of ingenuity, donations, and volunteer installation.

The floors in one of the four rooms were installed in time for the first major ARDEN ARTISTS CENTENNIAL EXHIBIT. Celebrating Arden's 100 year history, 75 local artists of all ages, levels of experience, and media showed their work to an audience of nearly 350 visitors. Track lighting, a locking display cabinet, and a simple, but professional display system were purchased through a grant. Interest was intense and a momentum built for future shows. Currently the BWVC hosts a monthly show and reception each weekend, coordinated by Arden resident and artist, Russ McKinney. Work of local, as well as international artists, are featured. This month Florence Fish, will be remembered and honored by an exhibit including work spanning her nine decades of life. Instituted two years ago, monthly Coffee Houses provide not only a stage for area talent, but also include small one-person art shows.

Good and welfare continued

Arts education is also a focus. Each summer a five week, half-day program (ACRA) is presented for all Arden children. In addition to games and sports, arts and crafts instruction is occurs form 9:00-12:30 each day. Visiting artists share their talents once a week and studio tours are not uncommon. A recent colored pencil workshop for adults and older children was led by Argentinean artist, Carlos Pascual. The program was funded by the BWVC so was free to the 30 attendees who filled the room.

Future plans for the BWVC include utilizing the donated potter's wheel and kiln, building a darkroom, applying for additional grant money to create a second gallery space, an auction fund-raiser, and major exterior painting.

None of the would have been accomplished without Marguerite's dedication, leadership, vision, and willingness to get down into the trenches and work. An example of this spirit is when the custodian resigned without notice, Marguerite (foot in a cast from recent surgery) took over the daily cleaning duties. Mop in hands she scooted around on a rolling office chair! Marguerite never misses a work session or event, performing and displaying along with other Arden residents. Her commitment to the arts and to her community is sincere. Her work ethic is admirable and her spirit of volunteerism serves as a fine example of what can be accomplished when one gives selflessly of their time and energy. All of the residents of our three Arden communities are the beneficiaries.

Betty O'Regan
April 25, 2001

Meeting adjourned.

Respectfully submitted,

Joan Fitzgerald
Town Secretary

Village of Arden
2104 Wind Lane
Arden, DE 19810

Dated material enclosed

- Notice of Town Meeting
- Minutes from preceding Town Meeting

ALL ARE WELCOME