

Arden Election of the 2017 Board of Assessors

Don't forget to vote: Ballots will be mailed to all eligible voters in Arden on Oct 10.

Ballots must be returned by 7:30pm, **Thursday, Nov. 3, 2016.**

Ballots will be counted at the Buzz Ware Village Center. The public is invited to attend.

For questions about the election contact the Registration Committee at: registration@arden.delaware.gov

Candidates state their positions

Below are statements from candidates running for 7 seats on the Arden Board of Assessors.

MARY YOUNG I have lived in Arden for slightly less than two years, but am in awe of the level of personal responsibility that many residents have here in ensuring that our community functions well. I have a commercial real estate background and am beginning to learn more about Henry George and the basis upon which Arden was founded and continues to operate. I would do my best to ensure that we continue to honor our history, but move forward appropriately to serve in a way that strengthens our residents and our community.

MARK WOOD did not submit a statement.

TOM WHEELER My wife woke up from a dream and said, "We have to move to Arden." Over the past 21 years we have been involved in many Arden activities. I've been the treasurer of the Arden Craft Shop Museum, and the Swim Guild, and temporarily for the Arden Club, as well as helping rebuild the Moonlight Theater, served on the BWVC and the Civic committees, as well as goldmaster of the Shakespeare Guild and co-goldmaster of the Library Guild. I have been on the Board of the AB&L for 16 years. Arden is a great place to live. I will vote Full Rental Value as required by the approved budget vote, unless strong reason and considerable village sentiment are demonstrated for change. Thank you for your interest and support.

BILL THEIS did not submit a statement.

KATE THREEFOOT I've lived in Arden for over 30 years and during that time I have served on the Budget Committee (twice), Audit Committee, and most recently on the Pendulum Fund Advisory Board. I also served on the Arden Swim Guild Board for several years. I served on the Board of Assessors last year. In general, I think of myself as a pragmatic idealist and would bring this thought process with me to the Board of Assessors. I think

the way that we assess the land rent in Arden needs to consider the ideal of the full rental value of the land, the current community standard of living, and what it takes to sustain a diverse community. In order to find the right balance, I would start with an open mind, listen carefully to various points of view, and consider the options at hand carefully.

JOHN SCHEFLEN My wife Marcia and I acquired a leasehold in Arden in 2009 and moved to Arden in 2011. I have a basic understanding of the principles of Arden's land rent system and the application of those principles to assessments by the Board of Assessors in recent years but still have much to learn. I do not have any preconceived notions about changes to assessments methodology. I would welcome the opportunity to be an assessor and to learn more about the assessment process.

SUSAN ROTHROCK I have been a leaseholder in the Village of Arden for 29 years, and I served on the Board of Assessors last year. I was chair of the Civic Committee and served for 10 years. As Chair of the Civic Committee, I initiated the formation of the Forest Committee, which was once under the responsibilities of Civic. I am also on the Arden Investment Advisory Board. As issues are discussed, I will listen to all opinions, join in the discussion when I feel I can contribute, and weigh all factors when making decisions. Thank you.

WARREN ROSENKRANZ I have served on the Assessors for many years and in my tenure the Board has only raised the assessment to meet the School Tax increases that we have all endured. I have been adamant about keeping the Assessment rates fair for ALL leaseholders. I would appreciate a vote from you to help me continue serving our community without bias.

Arden Board of Assessors • Candidate Statements *continued*

GARY E. QUINTON I have lived in Arden for 11 years, learning much about our community through personal contacts and public meetings. I believe the “community standard of living” approach makes sense for levying land rent. I also strongly believe that our community should carry a prudent reserve that is only necessary to handle uncertainty in “outside taxes” (those from New Castle County) and our own budget. As an assessor, I would continue to evaluate our historic ability to spend our budget with judicious thought to the contingency in our “rainy day fund,” the Prudent Reserve. Since we settled our plans to manage the total reserve between the Town and Trustees in 2014, I will continue to bring forth ideas to manage our current coverage in a robust fashion to the 2017 Board of Assessors. As a Six Sigma (Statistics) Master Blackbelt with DuPont, I bring my analytical skills to the Board of Assessors, as I have in prior Land Rent Assessments. I continue to be active in Geogist activities and am the current Arden Budget Committee chairperson.

PAM POLITIS I’ve been a resident in Arden for 16 years. While I have served in various community activities over the years, I have never been an assessor. In elections, I have typically supported the assessors recommended assessment, but I appreciate the concern and effort of those putting forth alternative assessments. I will work cooperatively and rigorously in serving as an assessor if elected.

MIKE OPELKA Having lived in Arden for the past eight years, I am a relative newcomer here and would offer a fresh perspective for this post. I also come from a family that shaped the world of real estate appraisal, creating the form used by virtually every real property appraiser in the country. The term “highest and best use of the land” was drilled into our brains from birth.

Those who know me are likely aware my fiscal policies lean toward smaller, more efficient and less intrusive forms of government, preferring to inspire personal responsibility over meddlesome leadership. I would appreciate your vote.

DAVID MICHELSON did not submit a statement.

DENIS O’REGAN I’ve been a leaseholder for 19 years. Tempus Fugit! I've served on Safety for 10 years, and served as Assessor on the last 11 Boards. During that time, I have come to understand and support the “Community Standard of Living” approach to Land Rent Assessment, and believe that Full Rental Value must be Fair Rental Value. I am also committed to maintaining a Prudent Reserve that is adequate, but not flush. I encourage leaseholders to attend Board meetings.

DAVID GERBEC My name is David Gerbec. I have lived in Arden for 15 years, which is just long enough to begin to understand how this village works. I don’t have a personal agenda and, if elected, I will approach my responsibilities as an Assessor with an open mind.

JOE DEL TUFO I have served for four years as an assessor and feel I've gotten a solid foundation for understanding the needs of the town. I believe in a generally conservative approach to a system that has worked well in the time I have been involved, and, to my understanding, for some time before that. Even with the recent increase in school taxes, our healthy prudent reserve left us in a position where we did not feel the need to raise rates for this year. I intend to work closely with other assessors on the board to help keep fairness and stability in our town, as our needs and the needs of the county dictate.

MIKE CURTIS I have been advocating land-rent for revenue and land value taxation since I served on Arden’s Board of Assessors in 1969. While the method currently used functions relatively well in a small residential village, I would like to see Arden function as the demonstration it was intended to be. I would like our method of assessment to be applicable to an entire county. Three years ago I did an assessment of Arden, which shows my thinking: <http://www.henrygeorgeacademy.org/lessons.html> Scroll down to assessments.

Thank you to all the candidates for their willingness to serve the community.