



# Wolfe Pointe POA 2024 Annual Meeting



# Welcome



# Wolfe Pointe POA

## 2024 Annual Meeting

9:00 AM SATURDAY NOVEMBER 9, 2024



### 2024 Annual Meeting AGENDA

Welcome/Establish Quorum

Opening comments

Community updates

ARC

Roads & Grounds

Pool

Tennis

Community Connections Committee

Communications – Website, Newsletter, etc.

Financial Reports

Voting Results

Old Business – Wolfe Pointe Safety Initiative

New Business

Adjournment



Wolfe Pointe POA  
2024 Annual Meeting



# **Architectural Review Committee (ARC)**

**Sandra Ware Committee Chair**



# Wolfe Pointe POA

## 2024 Annual Meeting



### *Wolfe Pointe community MLS records:*

Lots active	1	\$874,900
Lots pending	0	
Lots sold	1	\$550,000
Homes Active	1	2.85mm
Homes pending	2	1.375- 2.15mm
Homes SOLD	6	Average price \$2,025,000
New Homes currently under construction- 0		
5 new homes built and completed in 2024		





# Wolfe Pointe POA 2024 Annual Meeting



**The committee has handled the following:**

- **Shed placement**
- **Free standing garages**
- **Pool Houses/cabanas/pools**
- **Fences (both removal and new applications)**
- **Fence and shed encroachments issues**
- **New Porches**
- **Landscaping changes**
- **Tree removals**
- **Signage complaints**
- **New Home applications**
- **Updated the ARC Disclaimer for Wetlands and Swales\***

\*Disclaimers are used for our Natural wetlands and important swale protections. Drainage is a key issue in our Natural community along the canal & State Parklands



# Wolfe Pointe POA

## 2024 Annual Meeting



We encourage the community to be respectful of your neighbors and reach out to the ARC committee ***first*** before planning any tree removals, porch additions, sheds, pools, fences and ***especially any changes to the outside of your home***. A simple phone call can answer questions whether you need an application or not.

*Finally, the ARC committee has not cost the community any money for the past twelve years. Instead, we generate money to review short forms \$35.00 (unchanged for 7 years) and \$300.00 to review New Home and Large addition plans*

**FYI from the MLS, neighboring sold prices for 2024**

Showfield	averaged \$1.773mm
Senators	averaged \$940k
Governors	averaged \$957k
Hawkseye	averaged \$1.54mm
Wolfe Runne	averaged \$1.2mm
Olde Town	averaged \$1.4mm



# Wolfe Pointe POA 2024 Annual Meeting



## **Committee members:**

David Workman

Cathy Zambito

Nick Adams

Kimberly Distilli

## **THANK-YOU**

RJ Keller

Lisa Hoffman

Danielle Swallow



# Wolfe Pointe POA 2024 Annual Meeting

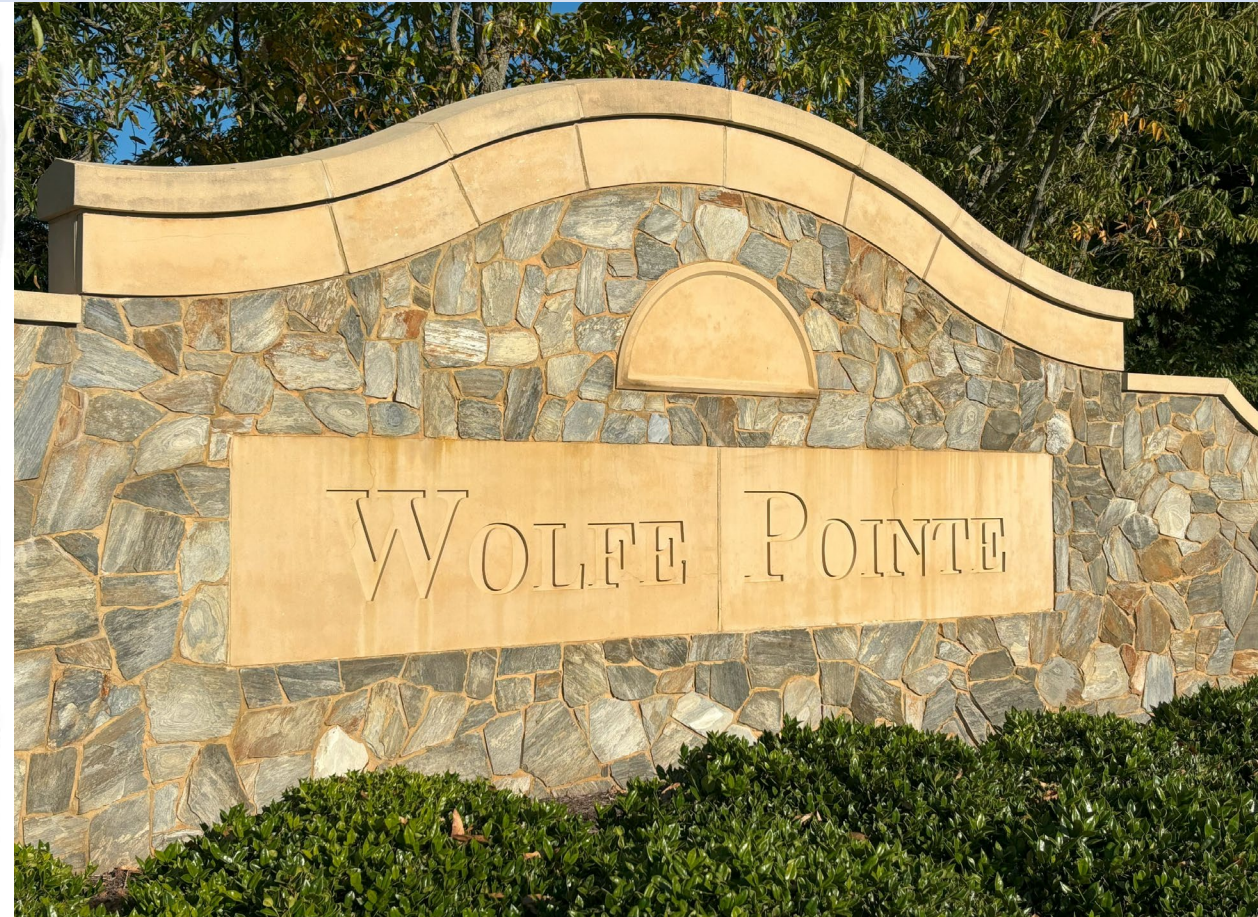
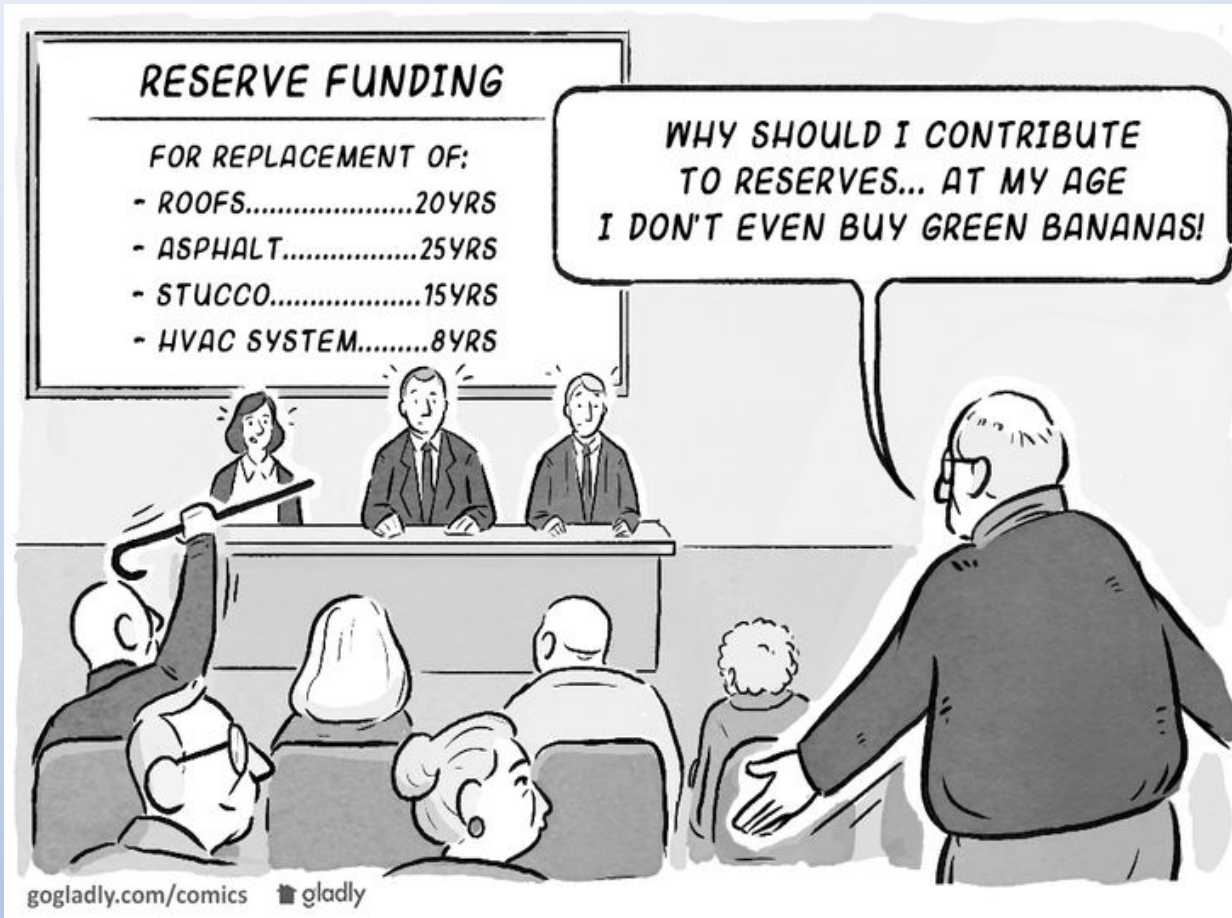


## **Roads and Grounds Committee**

**RJ Keller Committee Chair**



# 2024 Annual Report of the WPPOA Roads & Grounds Committee





# Roads & Grounds Activities and Committee

## 2024 R&G Committee Members & Volunteer Labor Force (Worker Bees)

Phil Farrelly, Paul Hoffman, Tom Hartley, Jim Zambito,  
Bob Hollingsworth, Bob LaMorte, Joe Harrison, Lou  
Manfredo, Janet & Ken Tanis

- Create and Manage Maintenance Contracts – Grounds and Snow Removal
- Determine Repairs and Renovations Required, Send Out RFP's & Contract Work
- Manage / Oversee Projects
- Ensure Compliance with DNREC & Sussex County Requirements

*Many Thanks to All that Helped in 2024!  
We are always looking for individuals who want to assist!*

 <b>Sposato Landscape Co., Inc.</b> 16181 Hudson Road Milton, DE 19968 302-645-4773 Telephone 302-645-5109 Fax	<b>Contract</b> Ref #: 11784 September 11, 2023		
<b>Bill To:</b> Wolfe Pointe Property Owners Assn. C/O Faw Casson, CPA 20245 Bay Vista Road Suite 204 Rehoboth Beach, DE 19971-8024 Phone: 302-226-1919	<b>Site Address:</b> Wolfe Pointe Gills Neck Road Lewes, DE 19958		
<b>January 1, 2024 - December 31, 2026 Maintenance Contract</b>			
The above parties wish to enter into an Agreement to define the terms and conditions under which the Contractor (Sposato Landscape Co., Inc.) will provide Grounds Maintenance Services to the Customer.			
For your convenience, the total yearly contract price will be broken into twelve (12) equal monthly payments. Sposato Landscape Co., Inc. will be compensated for landscape maintenance services as follows:			
Contract Price - Year 1:	\$45,321.60	12 Monthly Payments of:	\$3,776.80
Contract Price - Year 2:	\$47,814.29	12 Monthly Payments of:	\$3,984.52
Contract Price - Year 3:	\$49,487.79	12 Monthly Payments of:	\$4,123.98
Landscape services outside of the terms of this Contract will be at an additional charge upon written approval.			
Inquiries from homeowners concerning services provided or damages must be reported through the property manager or designated agent of this contract and not contact Sposato Landscape directly. Property manager/designated agent will communicate with Sposato Landscape weekly to provide a list of issues for our investigating and resolution.			
• CONTRACTOR will not be responsible for owner's personal property left on their property. Examples include but not limited to children toys, garden hoses and decorations, dog leashes/chains, etc.			
• CONTRACTOR will not be responsible for owner's non-functioning irrigation heads (heads that do not retract after the water cycle indicate a possible issue with the irrigation system).			
• CONTRACTOR has the right not to mow a property if CONTRACTOR deems the lawn (or select areas) too wet due to excessive irrigation run times and/or weather conditions. It is the responsibility of the homeowner to manage their individual irrigation system. CONTRACTOR will not be held liable for damages or repairs to the lawn - i.e. ruts or damage issues due to excessive run times. CONTRACTOR managed irrigation damages will be the responsibility of Sposato Landscape.			
• When siding or downspouts are close to the turf, there is a high probability that they can and will get damaged. CONTRACTOR will not be responsible for siding damage that does not have a minimum of twelve (12) inches of clearance between the object and the turf that is mowed weekly. CONTRACTOR will not be responsible for any damages to screening that is flush to the ground, protruding pipes into the turf area and rigid corrugated or plastic downspout extensions that do not have a minimum of twelve (12) inches of clearance between the object and the turf that is mowed weekly. This will help keep the mowing equipment a safe distance from your building. It is much easier to prevent siding damage than to repair it.			
• Owners must keep their lawns free of dog feces. Sposato Landscape has the right not to mow areas or whole properties if the crew leader deems the property unsanitary.			
• CONTRACTOR will not be responsible for normal wear marks from line trimmers on porch trim, fence and mailbox posts, outside condenser units, etc. It is recommended that all items be surrounded with a minimum buffer zone of six (6) inches between the item and turf mowed weekly.			
• Our offices are closed for the following holidays: New Year's Day, Memorial Day, July 4, Labor Day, Thanksgiving and the day after and closed the week between Christmas and New Year's.			
• Payment terms are net 30 days. CONTRACTOR reserves the right to suspend services on accounts over 90 days. If services are suspended due to non-payment, CONTRACTOR has the right to charge a time and material rate outside of contract to resume services after CUSTOMER has brought their account to good standing.			
<b>Winter Cut Back</b>			
Winter Services (November-December) Cut back of ornamental grasses, perennials, clean and weed beds.		Times Done: 1	
<b>Edge, Weed &amp; Cleanup Beds</b>			
Winter Services (January-March) Beds are edged out, hand weeded and cleaned up. A pre-emergent weed control is applied which slows weed seed germination for a period of six to eight weeks.		Times Done: 1	
<b>Mulching</b>			
Late Winter/Early Spring (February-May) Double shredded brown mulch (red and black mulch available at a higher cost) shall be installed to maximum of two inches to all existing mulch beds.		Times Done: 1	

Page 1 of 4.





# 2024 Major Activities

- Outfall Swale and Ditch Maintenance – Cleaned and Repaired Outfall Ditch Areas (JM Diaz Landscaping Performed the Work). This Work is Performed Every Few Years to Keep our Outfalls Flowing Properly and Efficiently.
- Street Line Markings at Intersections and Parking Lot Striping – Straight line Solutions of Milton, DE
- Entrance Lighting Upgrades & Maintenance – New Fixtures and a Photocell Controller. Repair of the Electric Feed to the Tennis Court Lights. - *Special Thanks to Tom Hartley & Diamond Electric*
- Sidewalk Replacement at the Tennis Courts and at the Pool Pump House Maintenance Entrance
- Safety Initiative - Performed a Traffic Monitoring Assessment using a Radar Tracking Device to Evaluate Vehicle Counts and Speeds. This was compared to 2023 Assessment.





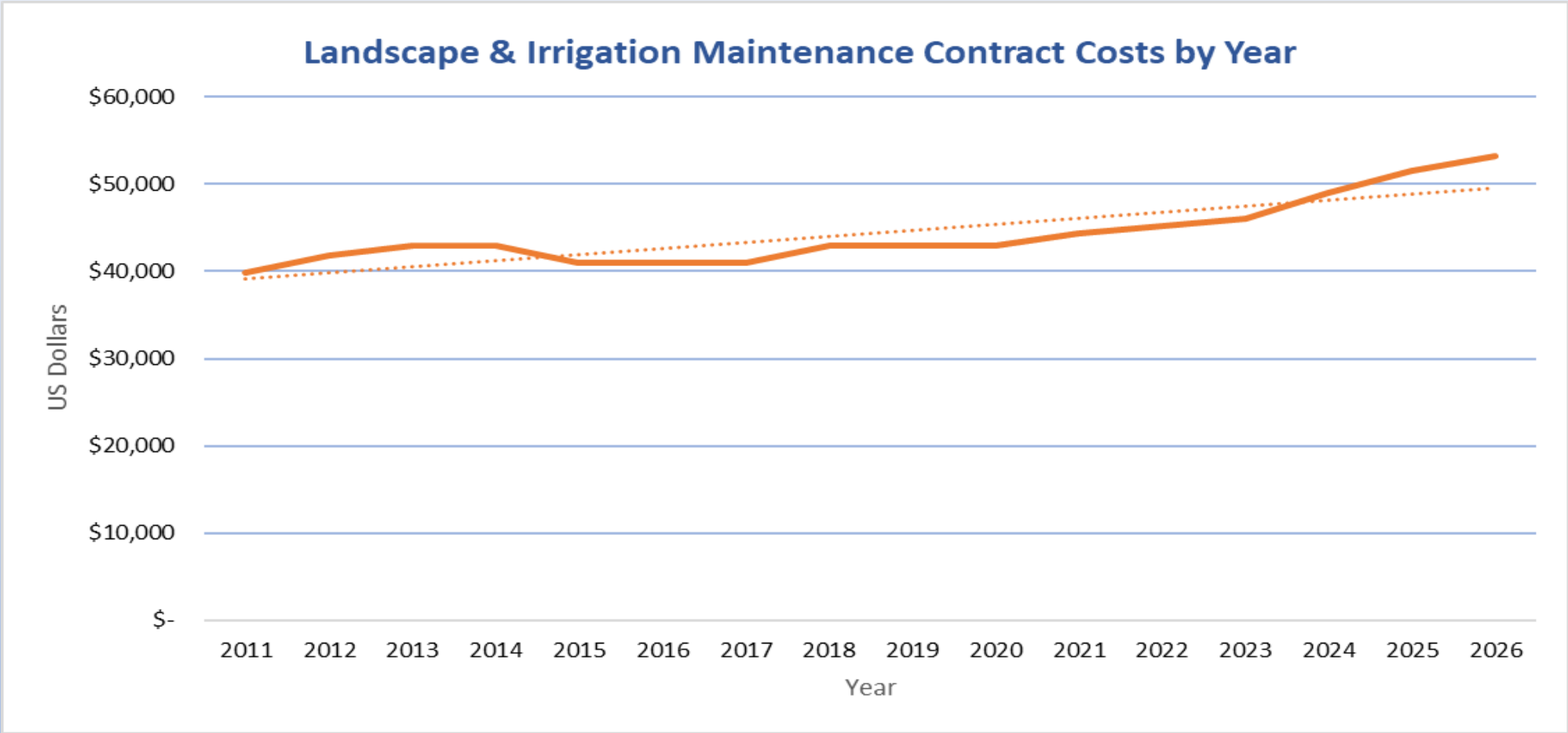
# 2024 Major Activities (Cont'd)

- Wolfe Pointe Entrance Walls were Power Washed by R&R Powerwashing of Milton, DE.
- Tree Trimming along the Open Space Pedestrian Pathway and Intersections to Improve Visibility and Sign Recognition (Soon).
- DEC Clearing at Electric Facilities.....Please Keep Your Landscaping and Plantings the Prescribed Distances from DEC Facilities.
- Streetlight Upgrades – LED Lighting for All Streetlights by DEC. A More Consistent Night Light Throughout the Community.
- Plantings at Pool Buffer Area to Replace the River Birch Trees that were Removed in 2023.
- We are Currently in Year Two of a Three Year Cycle (2024-2026) for our Landscape Maintenance and Snow Removal Contracts (Sposato & Bella Terra).





# Landscape Maintenance Contract History



Year	2021	2022	2023	2024	2025	2026
Ldscp. Maint.	\$44,369.84	\$45,186.54	\$46,019.57	\$49,032	\$51,524	\$53,198
Percent Change	+3.18%	+1.84%	+1.84%	+6.55%	+5.08%	+3.25%

# Maintenance Activities

*Typically planned and unplanned activities every year we have on our radar screen.*

- Update and Replant Landscaping, as necessary to Maintain a Quality Main Entrance off Gills Neck Road
- Road Crack Filling to minimize freeze/thaw damage
- Repairs to damage of signs and lawn areas
- Removal of dead trees that threaten private property
- Road Edge Vegetation Spraying – *special thanks to those that spray and trim.*
- Snow Stakes Installation & Maintenance
- Outfall Swale and Roadside Ditch Monitoring. Our Ditches are part of our Stormwater Management System and are in WPPOA Open Space. R&G will take action if necessary.





# Potential 2025 Activities

- 2025 (2026?) Road Resurfacing Expected at the Entrance to Wolfe Pointe and East along Black Marlin Drive. We will Evaluate Pavement Conditions in the Spring. Funding for this is in our Reserve Plan. (±\$139K)
- Replace Landscape/Roadway Trees Lost in 2024? Our local drought has severely stressed many trees.
- Bench at the Pool Parking Lot for Students Waiting on the School Bus
- Community Basketball Hoop in the Parking Lot Behind the Tennis Courts
- Refurbishing Landscaping Where Necessary:
  - Tree Trimming at Streetlight Poles – Please Don't Plant Shade Trees and Vegetation Next to Poles
  - Re-point Stone Walls at Entrance
  - Tree Survey in HOA Open Space Areas





# **WOLFE POINTE SAFETY INITIATIVE 2024**

COMMUNITY SAFETY ASSESSMENT AND PLANNING

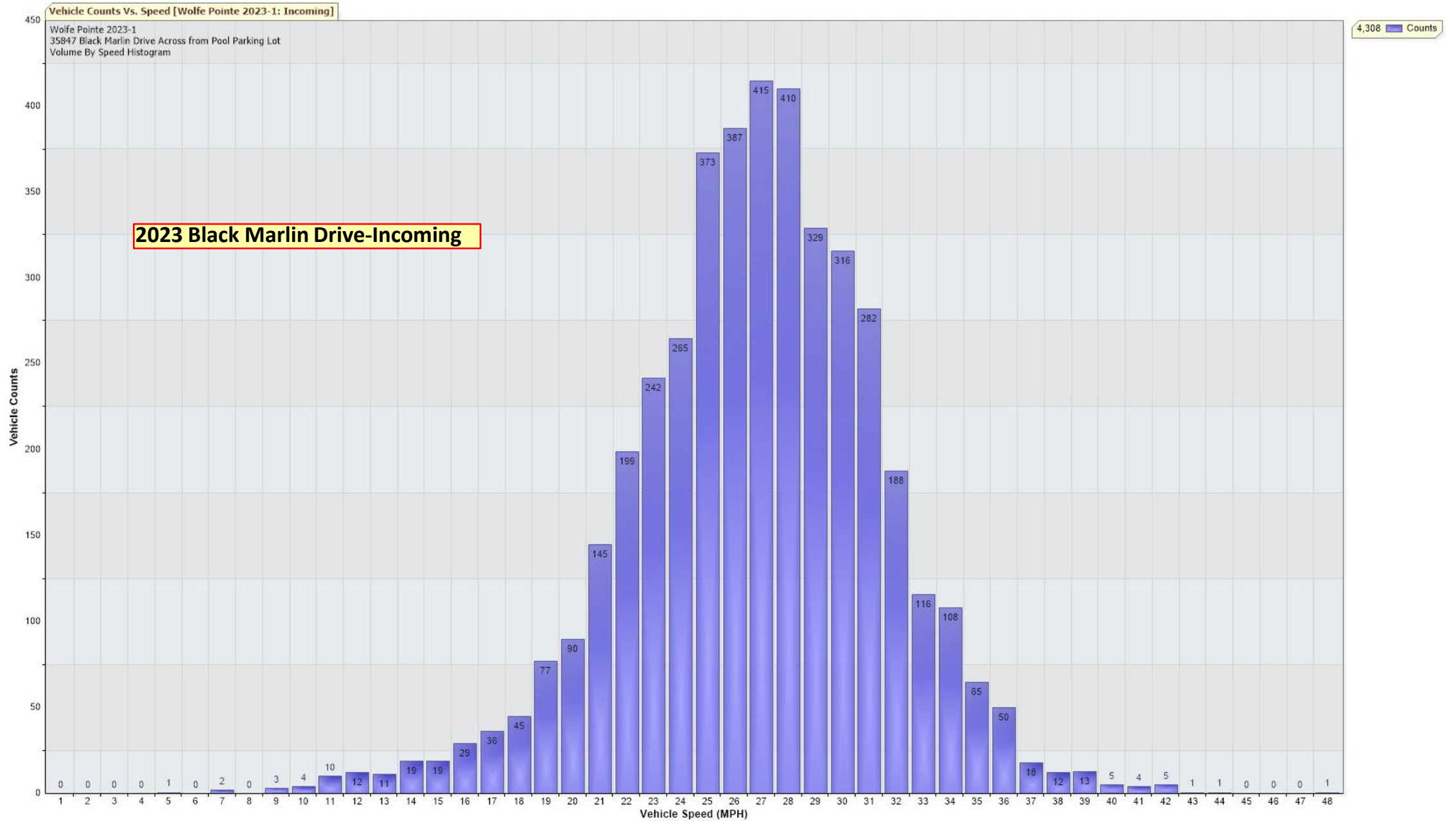


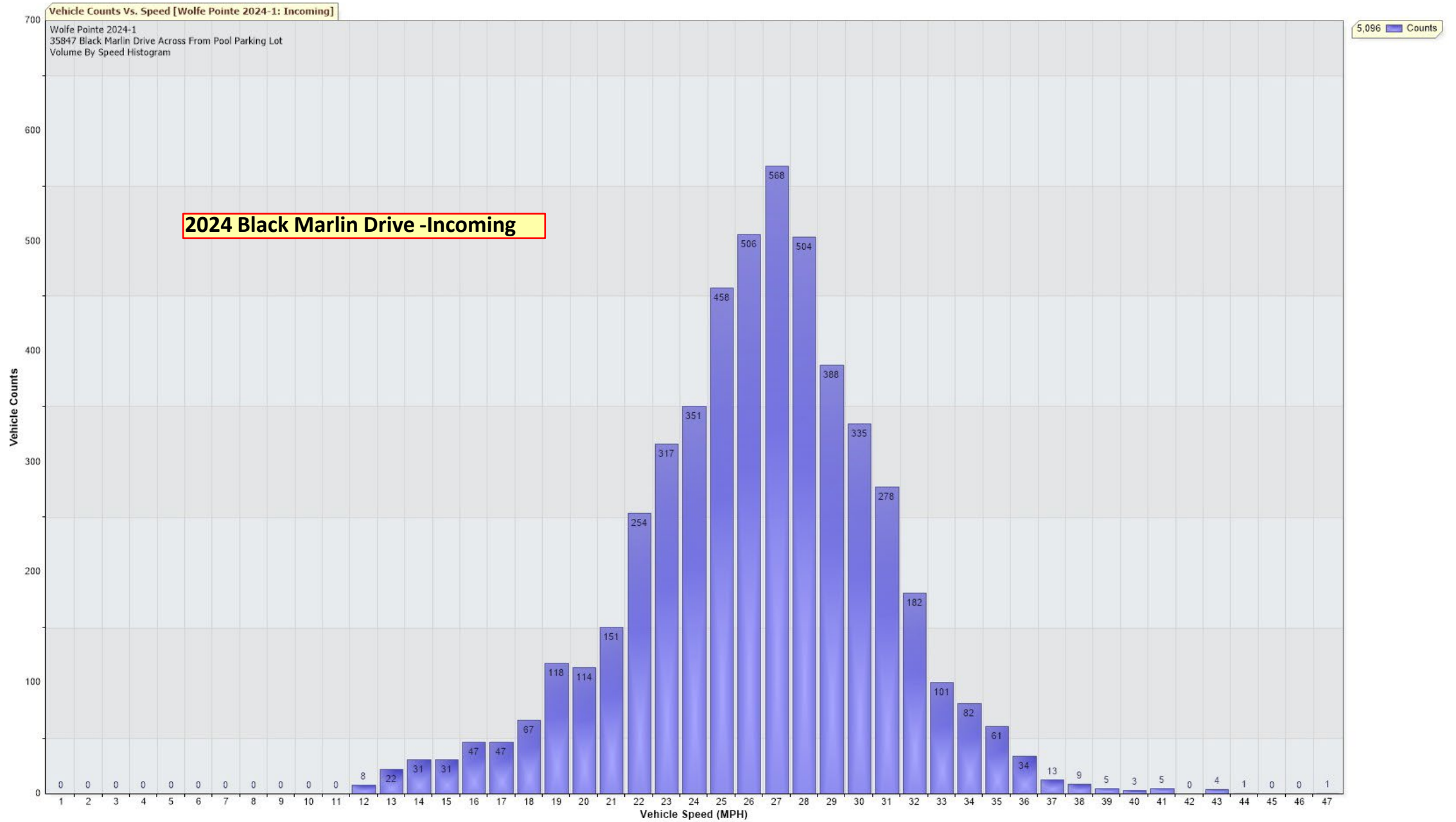


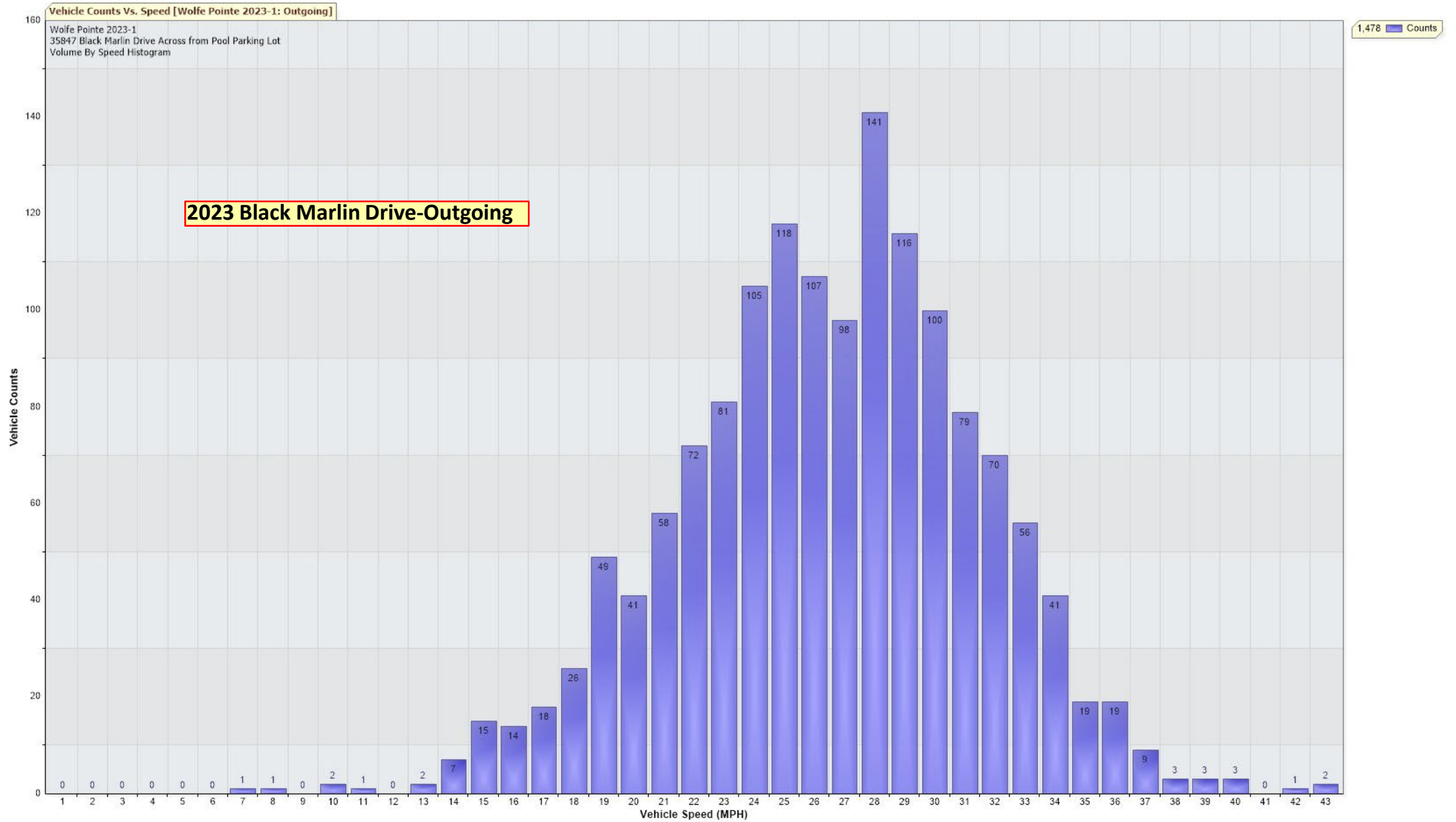
# In 2023 the Wolfe Pointe Board received a number of comments and concerns from residents regarding overall community safety

- ▶ Steps in the Process:
- ▶ Community Survey Was Performed
- ▶ Review DelDOT Resources
- ▶ Re-Review the Road Safety Recommendations Made to the Board in 2012
- ▶ Assemble Working Group
- ▶ Monitoring of Traffic (Data Gathering) with Armadillo Tracker (Houston Radar)
- ▶ Review Comments and Traffic Data
- ▶ Do We Have A Problem?
- ▶ Review The Data With The Board To Determine Possible Options

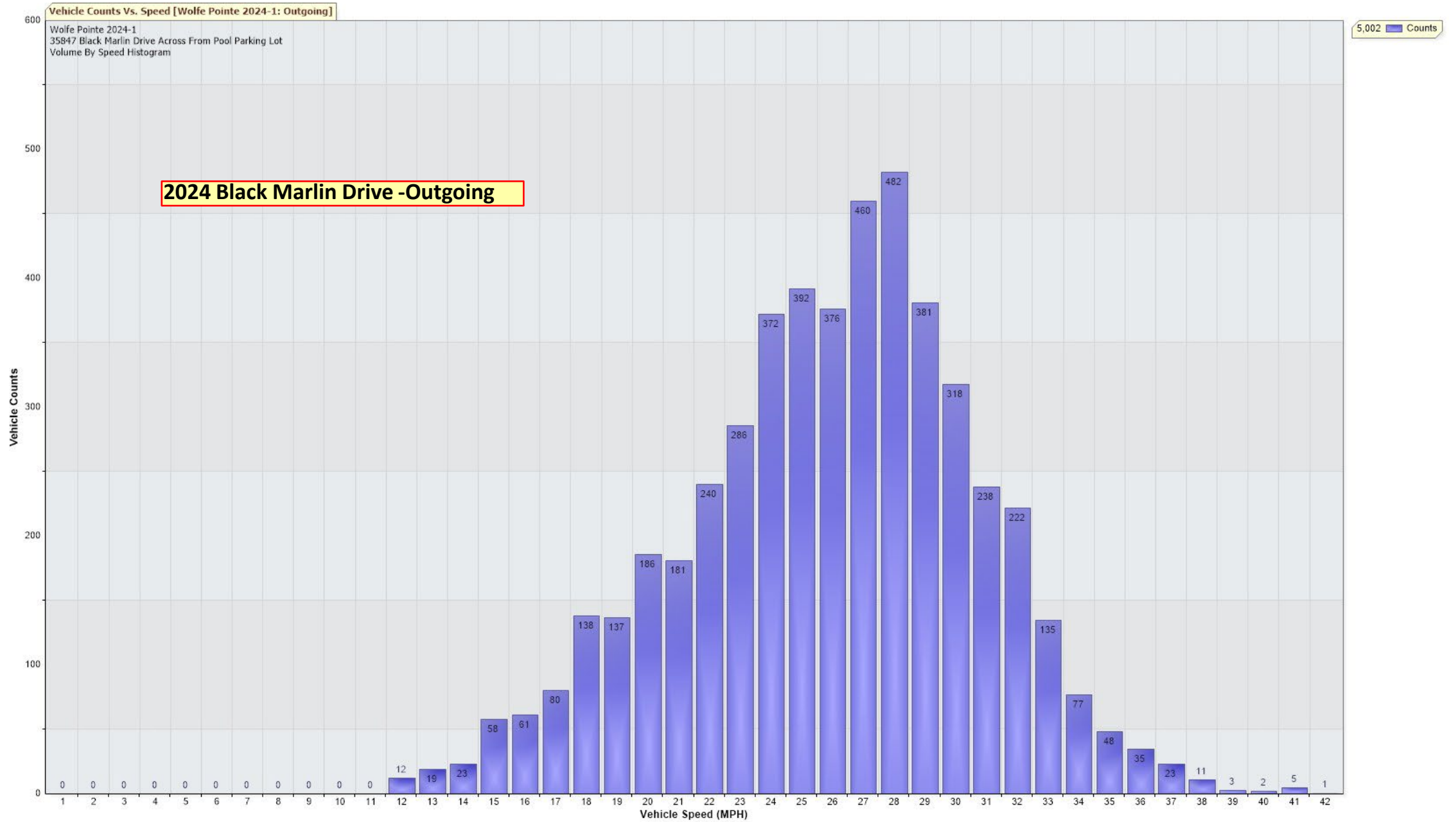
## What Did the Monitoring Reveal?











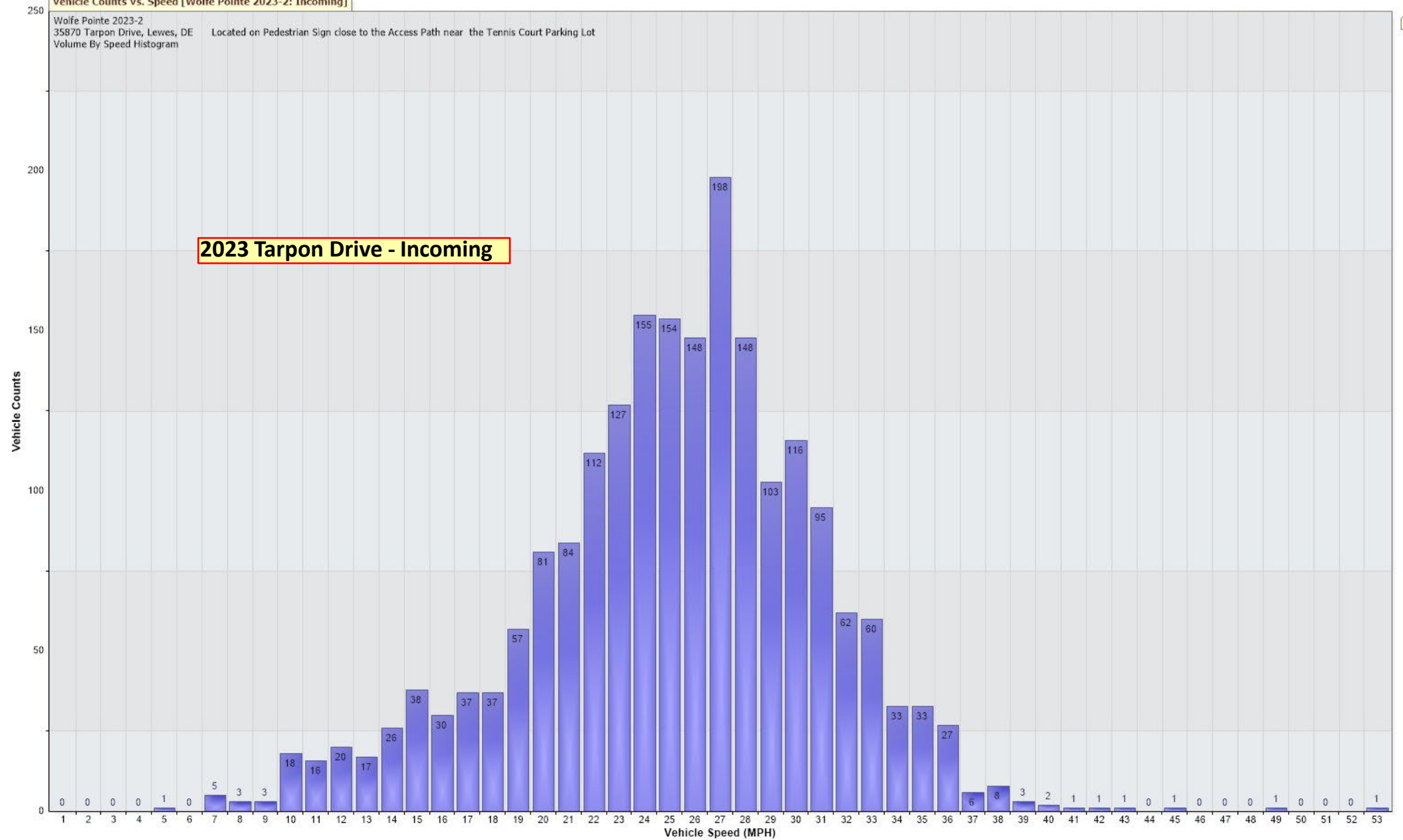
Vehicle Counts Vs. Speed [Wolfe Pointe 2023-2: Incoming]

Wolfe Pointe 2023-2  
35870 Tarpon Drive, Lewes, DE  
Volume By Speed Histogram

Located on Pedestrian Sign close to the Access Path near the Tennis Court Parking Lot

2,069 Counts

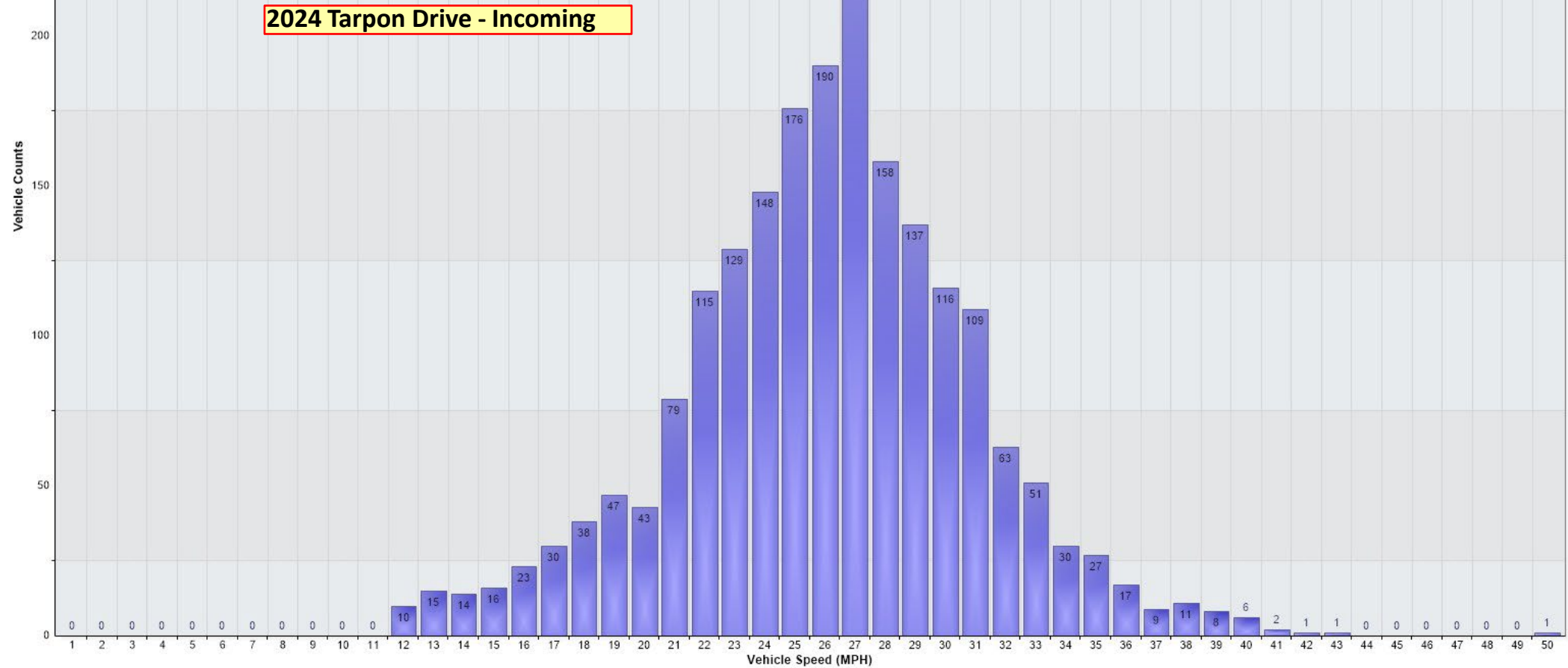
2023 Tarpon Drive - Incoming

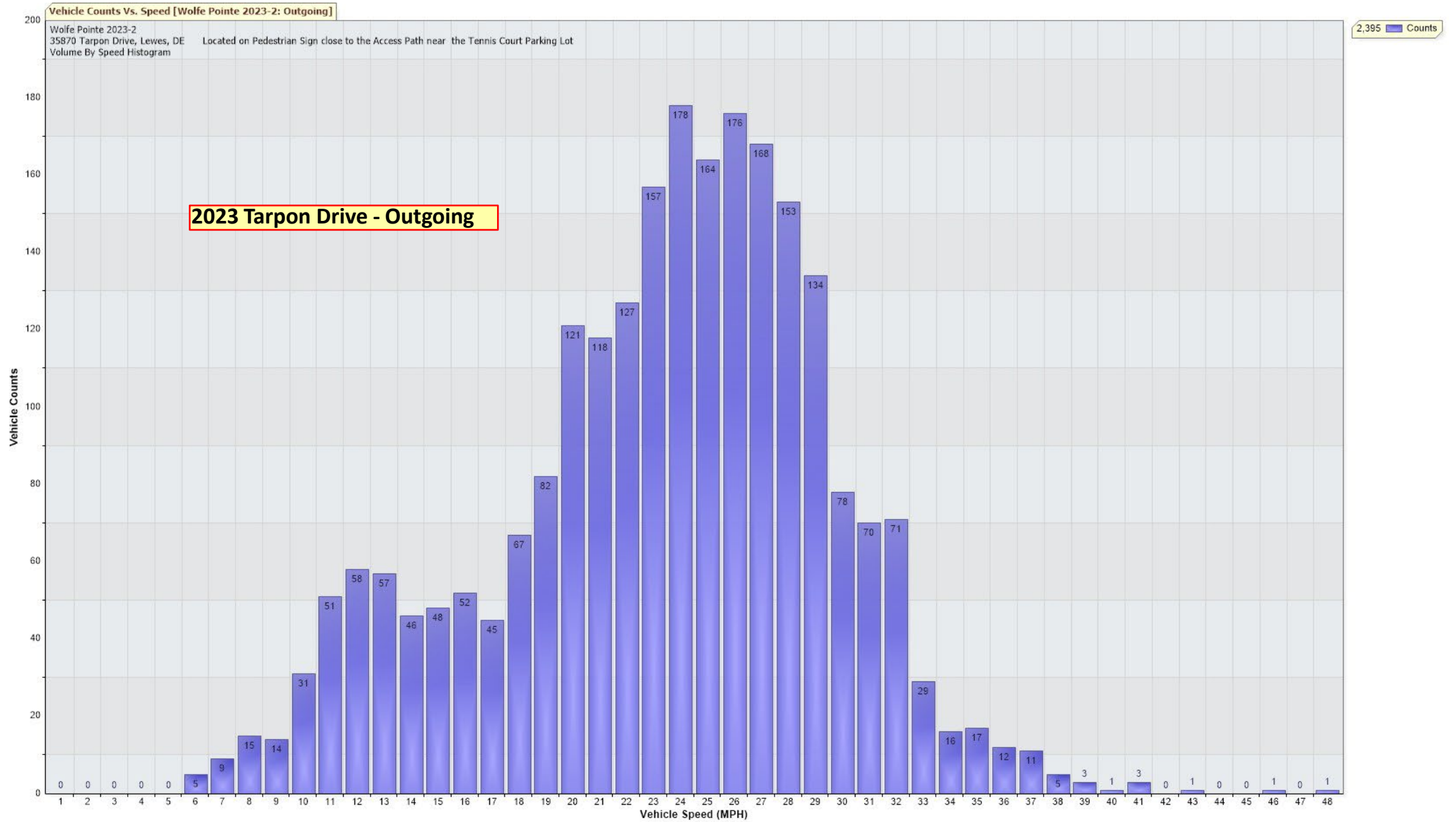


Vehicle Counts Vs. Speed [Wolfe Pointe 2024-2: Incoming]

Wolfe Pointe 2024-2  
35870 Tarpon Drive Located on Pedestrian Sign Close to Access Path Near the Tennis Court Parking Lot  
Volume By Speed Histogram

2,047 Counts



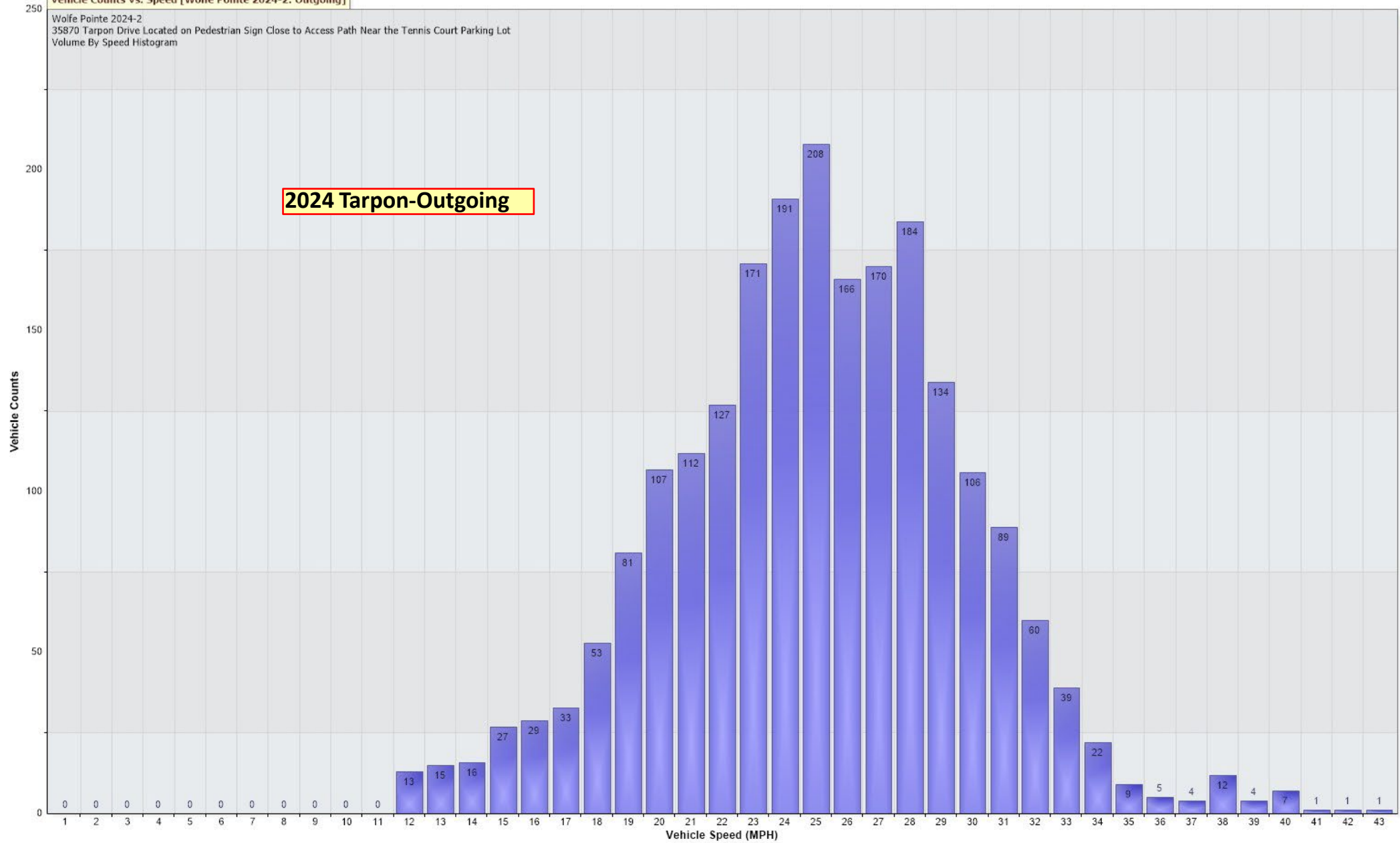


Vehicle Counts Vs. Speed [Wolfe Pointe 2024-2: Outgoing]

Wolfe Pointe 2024-2  
35870 Tarpon Drive Located on Pedestrian Sign Close to Access Path Near the Tennis Court Parking Lot  
Volume By Speed Histogram

2,197 Counts

2024 Tarpon-Outgoing



For Project:	Wolfe Pointe 2023-1				
Project	35847 Black Marlin Drive Across from Pool Parking				
Notes:	Lot Merged				
Location					
/Name:					
Report Generated:	10-Sep-24	3:22:52			
	PM				
Speed Intervals	1 MPH				
Time Intervals	Instant				
Traffic Report From	04-Aug-23	3:00:00	through	17-Aug-23	
	PM				
85th Percentile Speed	31 MPH				
85th Percentile Vehicles	4918				
weekly counts	48 MPH	on	15-Aug-23	10:08:26 PM	
Total Vehicles	5786				
AADT:	Time	5 Day	7 Day		
Average Daily	443	451	413		
AM Peak	10:00 AM	42	35		
PM Peak	12:00 PM	41	36		

Speed

Speed Limit:	25						
85th Percentile Speed:	31						
50th Percentile Speed:	27						
10 MPH Pace	22.	to	32.0 MPH				
Interval:	0						
Average	MP	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Speed:	H						
	26.						
	69						
	Monday						
Count over limit	654	648	678	511	314	351	437
% over limit	62.0	61.4	63.7	59.8	63.8	64.9	60.4
Avg Speeder	29.7	29.6	29.5	29.4	29.7	29.5	29.7
Avg Speed	26.8	26.7	26.7	26.2	27.1	27.0	26.5

Class Counts

	Number	%
VEH_SM	6	0.1
VEH_MED	5549	95.9
VEH_LG	231	4
[VEH_SM=motorcycle,	VEH_MED = sedan,	VEH_LG = truck]

2023 Black Marlin Drive  
85th Percentile Speed = 31 MPH  
50th Percentile Speed = 27 MPH

For Project:

Project

Notes:

Location

/Name:

Report Generated:

Speed Intervals

Time Intervals

Traffic Report From

85th Percentile Speed

85th Percentile Vehicles

47 MPH

Total Vehicles

AADT:

Average Daily

AM Peak

PM Peak

Wolfe Pointe 2024-1

35847 Black Marlin Drive Across From Pool Parking

Lot Merged

10-Sep-24

3:58:50

PM

1 MPH

Instant

07-Aug-24

8:00:00

through

22-Aug-24

3:59:59

PM

31 MPH

8583

on

16-Aug-24

8:42:33 AM

10098

Time

5 Day

7 Day

680

657

642

61

57

57

52

Volumes - weekly counts

Volumes -  
weekly counts

2024 Black Marlin Drive  
85<sup>th</sup> Percentile Speed = 31 MPH  
50<sup>th</sup> Percentile Speed = 26 MPH

Speed

Speed Limit:	25					
85th Percentile Speed:	31					
50th Percentile Speed:	26					
10 MPH Pace	22.	to	32.0 MPH			
Interval:	0					
Average	MP	Tuesday	Wednesday	Thursday	Friday	Saturday
Speed:	H					Sunday
	26.					
	1					
	Monday					
Count over limit	801	861	905	1055	847	759
% over limit	54.7	57.6	59.9	58.5	60.2	57.5
Avg Speeder	29.0	29.2	29.1	29.2	29.2	29.3
Avg Speed	25.6	26.1	26.2	26.2	26.2	26.1

Class Counts

	Number	%
VEH_SM	23	0.2
VEH_MED	9693	96
VEH_LG	382	3.8
[VEH_SM=motorcycle,	VEH_MED = sedan,	VEH_LG = truck]

For Project:	Wolfe Pointe 2023-2				
Project Notes:	35870 Tarpon Drive, Lewes, DE		Located on Pedestrian Sign close to the Access Path near the Tennis Court Parking Lot		
Location/Name:	Merged				
Report Generated:	10-Sep-24	3:48:10 PM			
Speed	1MPH				
Interval	Instant				
s Time					
Interval					
s					
Traffic Report From	18-Aug-23	4:00:00 PM	through	31-Aug-23	
85th Percentile Speed	30 MPH				
85th Percentile Vehicles	3393794				
ADT					
Volumes -	53 MPH	on	22-Aug-23	8:20:53 AM	
Total Vehicles	4464				

Volumes - weekly counts

	Time	5 Day	7 Day
Average Daily		321	318
AM Peak	8:00AM	30	33
PM Peak	1:00PM	28	25

Speed

Speed Limit:	25				
85th Percentile Speed:	30				
50th Percentile Speed:	25				
10 MPH Pace	20.	to	30.0 MPH		
Interval:	0				
Average	MP	Tuesday	Wednesday	Thursday	Friday
Speed:	H				
	24.				
	12				
	Mo				
	nd				
	ay				

Count over limit	270	321	337	380	218	283	189
% over limit	43.7	44.0	48.8	50.2	51.4	31.6	53.8
Avg Speeder	29.3	29.4	29.4	29.3	29.0	29.1	29.7
Avg Speed	23.8	24.1	25.0	24.8	25.1	21.9	26.0

Class Counts

	Number	%
VEH_SM	19	0.4
VEH_MED	4186	93.8
VEH_LG	259	5.8
[VEH_SM=motorcycle,	VEH_MED = sedan,	VEH_LG = truck]

2023 Tarpon Drive  
85th Percentile Speed = 30 MPH  
50th Percentile Speed = 25 MPH



For Project:	Wolfe Pointe 2024-2				
Project Notes:	35870 Tarpon Drive Located on Pedestrian Sign Close to Access Path Near the Tennis Court Parking Lot				
Location/Name:	Merged				
Report Generated:	10-Sep-24	4:02:49 PM			
Speed	1MPH				
Interval	Instant				
s Time					
Interval					
s					
Traffic Report From	22-Aug-24	8:00:00 PM	through	05-Sep-24	

85th Percentile Speed	303	30 MPH			
85th Percentile Vehicles	3622				
Max Speed	50 MPH	on	30-Aug-24	1:49:24 PM	
Total Vehicles	4261				
		<b>Time</b>	<b>5 Day</b>	<b>7 Day</b>	
Average Daily			307	286	
AM Peak	8:00 AM		25	22	
PM Peak	1:00 PM		28	24	

<b>Speed</b>				
Speed Limit:	25			
85th Percentile Speed:	30			
50th Percentile Speed:	26			
10 MPH Pace	21.	to	31.0 MPH	
Interval:	0			
Average	MP	<b>Tuesday</b>	<b>Wednesday</b>	<b>Thursday</b>
Speed:	H			

Count over limit	264	347	357	393	353	264	205
% over limit	48.5	51.7	54.9	52.8	49.2	51.5	48.7
Avg Speeder	29.2	29.0	29.4	29.1	29.3	29.3	29.3
Avg Speed	25.3	25.5	25.9	25.5	25.4	25.5	25.4

Class Counts

	<b>Number</b>	<b>%</b>
VEH_SM	8	0.2
VEH_MED	4041	94.8
VEH_LG	212	5
[VEH_SM=motorcycle,	VEH_MED = sedan,	VEH_LG = truck]

2024 Tarpon Drive

85th Percentile Speed = 30 MPH

50th Percentile Speed = 26 MPH

# Wolfe Pointe - What's Next?

- ▶ Do We Have A Problem?.....The General Consensus is YES
- ▶ Process Moving Forward - Safety Is Our Primary Focus
- ▶ DelDOT - Review Options in Delaware Traffic Calming Design Manual (2012)
- ▶ We All Know Speed and Reckless/Distracted Driving Kills
- ▶ AAA Foundation for Traffic Safety (FTS) Found That Severe Injury for a Pedestrian Reaches 10% at an Impact Speed of 16 MPH, 25% at 23 MPH, 50% at 31 MPH, 75% at 39 MPH and 90% at 46 MPH.
- ▶ A UK Study Also Found That Someone Hit By a Car at 30 MPH is 5 Times More Likely to Be Killed Than a Car Traveling at 20 MPH (50% vs 10%). At 40 MPH the Likelihood of Death Rises to 90%!
- ▶ In Addition, Pedestrians and Bike Riders Need to Be Proactive - Be Visible! (Pedestrians and Bikers get Distracted, Too! - Pay Attention)



# Wolfe Pointe - Improving Safety - Steps Working Group Recommendations

- ▶ Community Outreach and Education (Newsletter Notes, Emails and Mailings)
- ▶ Striping (Fog Lines) on Tarpon Drive and Black Marlin Drive to Narrow Travel Lanes
- ▶ Speed Monitoring Signs - Purchase Speed Monitoring Signs that Show Vehicle Speed and Flash When Exceeding the Speed Limit
- ▶ Do Not Recommend Speed Bumps or Speed Tables at This Time
- ▶ Traffic Monitoring Cameras - Evidence of Speeding Vehicles (Enforcement?)
- ▶ Roadway Traffic Calming Measures - Roadway Illustrations
- ▶ Review The Data With The Board To Determine Possible Options

**What To Do If Things Do Not Improve?.....**



# Wolfe Pointe - Future Steps & Recommendations Down the Road -What are the Possible Options?

- ▶ Yard/Street Signs - Increasing Reminders to All Using our Roadways (Education)
- ▶ Striping - Centerline, Edge Lines, Crosswalks (Implies Higher Class of Roadway - More Speed)
- ▶ One-Way Streets - Requires Engineering Study (Not Likely in WP Based on Road Network)
- ▶ Increased Use of Stop Signs - 3-Way & 4-Way Intersections (Drivers Run Stop Signs)
- ▶ Radar Speed Signs - Less Costly Than Physical Barriers
- ▶ Reducing the Overall Community Speed Limit - Less effective
- ▶ Speed Humps / Speed Bumps - This Includes Speed Tables
- ▶ Speed Cushions - Better for First Responders
- ▶ Raised Crosswalks, Raised Intersections, Lane Diets (Narrow Travel Aisle), Barriers

*There are Advantages and Disadvantages for All of These Options -  
Effectiveness, Maintenance, Noise, Snow Plowing, Cost to Community*

# Tennis & Pickleball

November 9, 2024





# Tennis & Pickleball

November 9, 2024

- Court surfaces are in great shape. All crack repairs were performed on 9/14/24
- Tennis & Pickleball nets in good shape
- 11 out of 12 lights working
- Underground wiring short was identified and repaired by Diamond Electric. Kudos to Tom Hartley and his crew for that excellent job
- Wind screens weathered but intact. Continuing to replace cable ties as needed. Will reassess condition at end of next year
- Squeegee and roller at end of useable life and will be replaced



# Wolfe Pointe POA 2024 Annual Meeting



## **Community Connections Committee Report**

**November 9, 2024**



# Wolfe Pointe POA 2024 Annual Meeting



## **Community Connections Committee Report**

**November 9, 2024**

### **Leadership Team**

Jane Irvine, Chair

Lisa Hoffman, Co-Chair

Cathy Zambito, Co-Chair, POA Board Liaison





# Wolfe Pointe POA 2024 Annual Meeting



**Goal: Create Community-Wide Opportunities for Social Connections**

## **Strategies**

- **Welcome new Property Owners**
- **Host Community-wide events**
- **Projects to support community**



# Wolfe Pointe POA 2024 Annual Meeting



## Leadership Team

Jane Irvine, Chair

Cathy Zambito, Co-Chair, POA  
Board Liaison

Lisa Hoffman, Co-Chair



## Members

Angela Biddle

Mary Sadlon Ministero

Liz Carpenter

Phil Farrelly

Kathy Halada

Sheila Halfpenny

Lisa Hoffman

Jess Johnson

Kris Keller

RJ Keller

Debbie LaMorte

Mary Presta Farrelly

Marie Prouty

Silvana Yunis

Janet Sandburg Tanis

## Volunteers

Jane Nathan

Karen Tarpley

Mark Prouty

Paul Hoffman



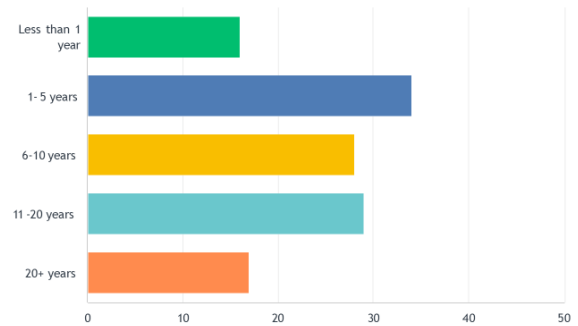
# Wolfe Pointe POA 2024 Annual Meeting



WOLFE POINTE COMMUNITY CONNECTIONS SURVEY 2024

Q1 How long have you lived in Wolfe Pointe?

Answered: 124 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than 1 year	12.90%	16
1- 5 years	27.42%	34
6-10 years	22.58%	28
11 -20 years	23.39%	29
20+ years	13.71%	17
TOTAL		124



# Wolfe Pointe POA 2024 Annual Meeting



## **2025 Proposed Events**

**Easter Egg Hunt**

**Fridays Cool by the Pool**

**July 4<sup>th</sup> Bike Parade**

**Cape Taxi Sunset Cruise**

**Summer Pool Party**

**Annual Cocktail/Dinner Party**





# Wolfe Pointe POA 2024 Annual Meeting



**Child Safety Alert  
Signs for Events**







# Wolfe Pointe POA 2024 Annual Meeting



## 2024 EVENTS

### Easter Egg Hunt







# Wolfe Pointe POA 2024 Annual Meeting



## 2024 EVENTS

## July 4<sup>th</sup> Bike Parade





# Wolfe Pointe POA 2024 Annual Meeting



## 2024 EVENTS



**“COOL BY THE POOL”  
HAPPY HOUR**

**You're Invited to Wolfe Pointe Pool for a Weekly  
Happy Hour Every Friday Evening at 5:30 PM!**

**STARTING FRIDAY, JUNE 2<sup>nd</sup> - CONTINUING THROUGH THE SUMMER!**

Enjoy a Relaxing Evening with your Wolfe Pointe Neighbors! Take a Dip,  
Bring the Kids, Grandkids, Guests and Have Some Fun!

Bring: YOUR FAVORITE BEVERAGE and a SNACK TO SHARE (opt.)

**NO GLASS CONTAINERS, PLEASE!**

WE WILL ALSO PROVIDE SOME MUSIC, TIME FOR GAMES (Super Jenga, Left-  
Center-Right, etc.) & OTHER ACTIVITIES! Hope to See You There!





# Wolfe Pointe POA 2024 Annual Meeting



## 2024 EVENTS

## Summer Celebration Pool Party





# Wolfe Pointe POA 2024 Annual Meeting



## Finances

- **Support from WPPOA**
- **Expenses**
- **Revenue**
  - **Participant Contributions/Tickets based on Per Person Cost for Event**
- \* **In-kind Donations of supplies**



# Wolfe Pointe POA 2024 Annual Meeting



## Community Yard Sale



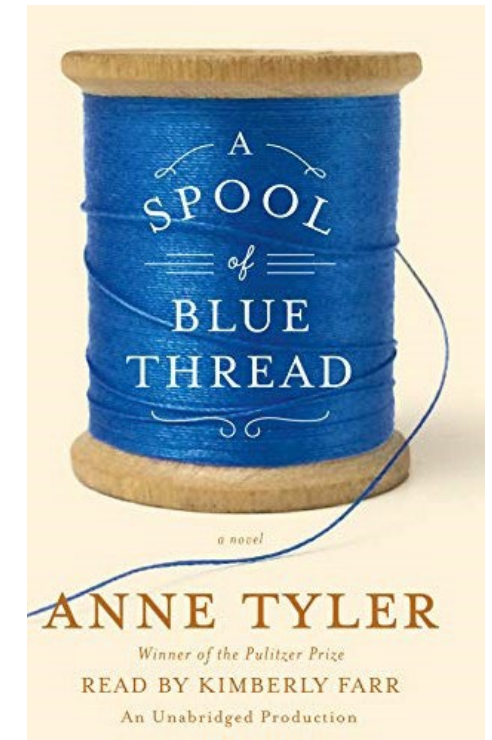
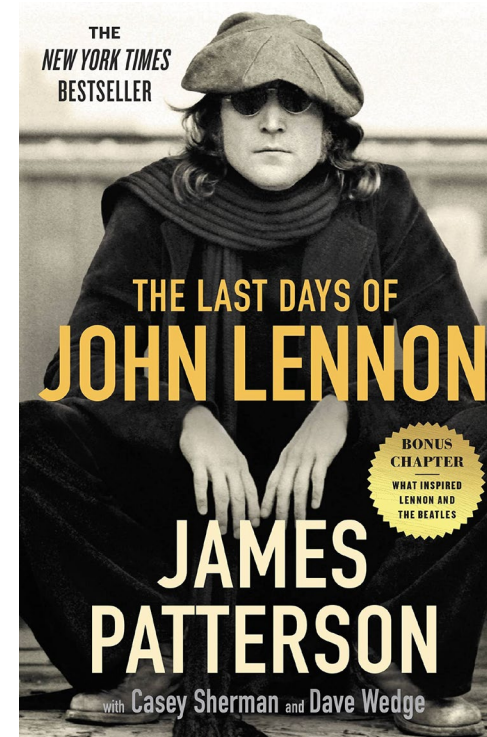
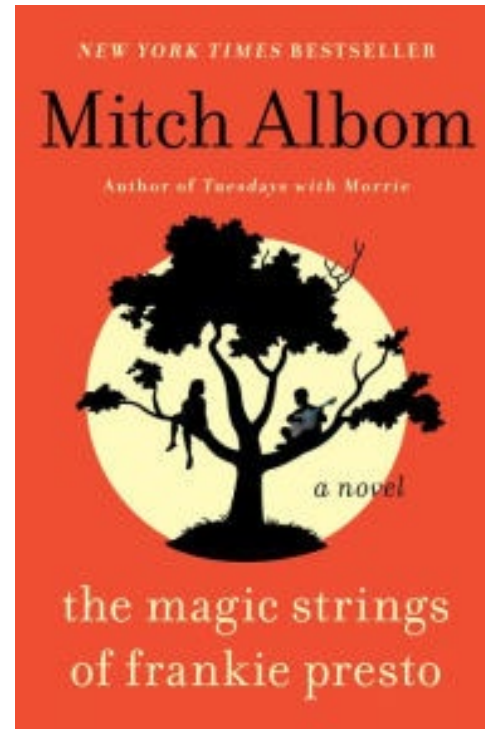
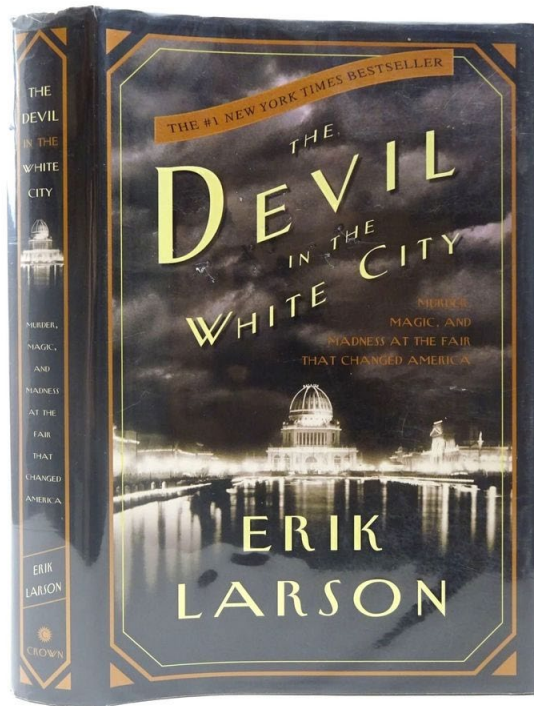




# Wolfe Pointe POA 2024 Annual Meeting



## Wolfe Pointe Readers Book Club





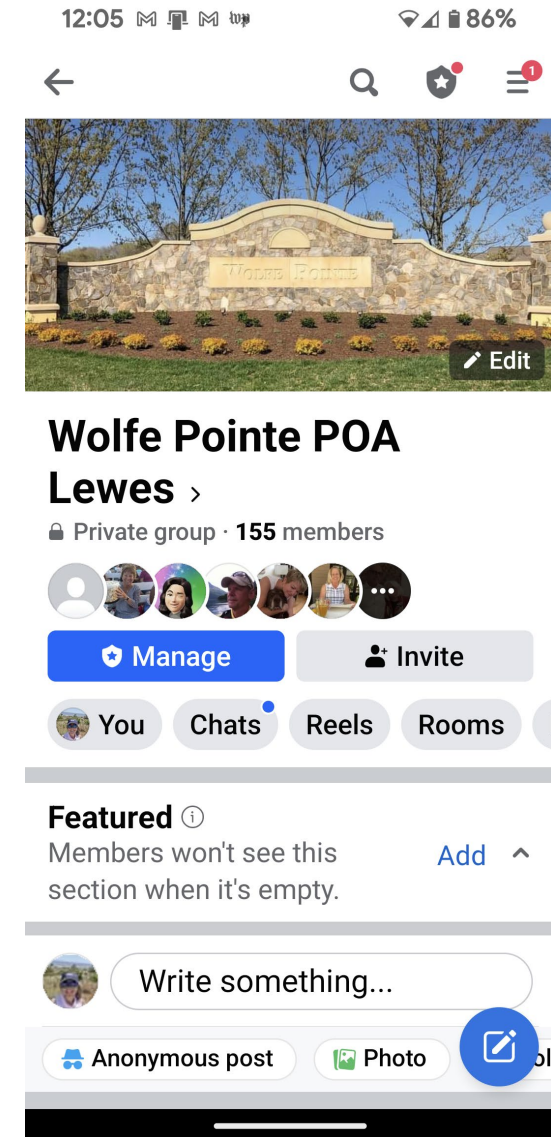


# Wolfe Pointe POA 2024 Annual Meeting



## Communications

## WOLFE POINTE POA FACEBOOK GROUP





# Wolfe Pointe POA 2024 Annual Meeting



**Shout Out!!! to  
Janet Tanis**

**Thank your time and effort  
you put in to keep the Wolfe  
Pointe Entrance Sign up to  
date !!!**





# Wolfe Pointe POA 2024 Annual Meeting



**Bob LaMorte**

**Thank you for all that you do to support  
communications (Web Page, Email Blasts,  
Newsletter) for Wolfe Pointe !!!!**



# Wolfe Pointe POA 2024 Annual Meeting



**New Members  
Wanted!!!**





# Wolfe Pointe POA 2024 Annual Meeting



**Looking forward to  
2025**

**Thank you**



# Wolfe Pointe POA 2024 Annual Meeting



## **Communications Committee**

Bob LaMorte committee chair



# Wolfe Pointe POA 2024 Annual Meeting



## **Communications Committee**

- Emails for Newsletters and updates
- Directory updates
- Newsletters
- Web Site
- Pool Security System



# Wolfe Pointe POA 2024 Annual Meeting



## Website Refresh

Website Refresh completed on time  
January 2024

- Password protected Owners page
- Allows us to include Directory, newsletters, lock combinations etc.
- All links verified they are working





**Wolfe Pointe POA  
2024 Annual Meeting**



# Finance Committee

## Members:

- Ned Butera
- Jim Nace
- Ernie Soffronoff
- Ron Wright
- Phil Farrelly, Treasurer



# **Wolfe Pointe POA 2023 Annual Meeting**



## **Financial Summary**

- 2024 budget versus expenses
- 2025 budget



# Wolfe Pointe POA

## 2024 Annual Meeting



### Operating Fund Summary

	<u>Jan 1 - Sept 30</u>	<u>EOY Estimate</u>	<u>2024 Budget</u>
<u>Receipts</u>	256,726	265,318	258,150
<u>Operating Disbursements</u>			
Administration	27,380	31,553	33,630
Pool	29,833	44,895	37,224
Grounds	62,025	75,714	67,032
Roads	5,266	6,000	12,000
Community Connections	1,310	1,910	2,000
Tennis	36	100	2,500
Utilities	<u>12,785</u>	<u>16,725</u>	<u>19,070</u>
<u>Total Disbursements</u>	138,635	176,897	173,456





# Wolfe Pointe POA

## 2024 Annual Meeting



	<b><u>2024 Budget</u></b>	<b><u>2025 Budget</u></b>
<b><u>Revenue</u></b>	<b>258,150</b>	<b>257,150</b>
<b><u>Operating Expenses</u></b>		
Administration	33,630	36,630
Pool	37,224	38,935
Grounds	67,032	74,524
Roads	12,000	13,500
Community Connections	2,000	2,000
Tennis	2,500	4,600
Utilities	<u>19,070</u>	<u>22,880</u>
<b><u>Total Expense Budget</u></b>	<b>170,808</b>	<b>193,069</b>

# Wolfe Pointe POA 2024 Annual Meeting

## **2024 Reserve Income**

- . Portion of dues: \$70,944.00
- . Reserve transfer fees received from property sales  
6@\$2,000 each plus 3 are pending
- . Interest: January - September  
\$556.43: M&T Money Market, Citizens Money  
Market, County  
Bank Money Market (2)
- . Current Reserve Funds: \$478,404
- . Current Operating Funds: \$191,372



# Wolfe Pointe POA 2024 Annual Meeting

## **Banking Institutions**

- **County Bank**
  - Operating Funds
  - Short Term Reserve Funds
  - \$100,000 6-month CD
  
- **Citizens Bank, Lewes, DE**
  - Reserve Funds Money Market
  
- **M&T Bank, Lewes, DE**
  - Reserve Funds Money Market



# Wolfe Point POA

## 2024 Annual Meeting

### 2024 Annual Dues Comparison

<b>Wolfe Pointe</b>	<b>\$ 1,300</b>
<b>Wolfe Runne</b>	<b>\$ 1,600</b>
<b>Hawkseye</b>	<b>\$ 1,115</b>
<b>Senators</b>	<b>\$ 2,175</b>
<b>Governors</b>	<b>\$ 3,800</b>
<b>Showfield</b>	<b>\$ 2,340</b>



# Wolfe Pointe POA 2024 Annual Meeting



## 2024 Annual Dues

- Annual dues for 2025: \$1,300.00
- **2025 annual dues invoices of \$1,300 will be mailed from Faw Casson CPAs, on or about November 15, 2024**
- Payment should be to Wolfe Pointe POA and mailed back to **Faw Casson CPAs, LLC** prior to the due date of **January 1, 2025**



# **Wolfe Pointe POA 2024 Annual Meeting**



- Voting Results
- Old Business
- New Business
- Adjournment