

Deerhurst Civic Association Meeting
April 29, 2025
Lombardy School, 7:00 PM
Minutes

Attendees				
Role	Title	Name	Yes	No
Officers	President:	Mimi Boudart	X	
	Vice-President:	Dave Stinsman	X	
	Treasurer:	Cheryl Crist	X	
	Secretary:	Patrick Heringslack	X	
District Reps	District 1:	Ed McAvinue, 14 Peirce	X	
	District 2:	Dara Cupingood, 1685 Concord Pk		X
	District 3:	Joe Wright, 3 York		X
	District 4:	Deborah Flaherty, 26 York	X	
	District 5:	Charlie Harvey, 43 York	X	
	District 6:	Roaine Stablai, 12 Hurst		X
	District 7:	Laurie Barba, 9 Hurst		X
	District 8:	Alex Baryschpolec, 10 Murphy		X
	District 9:	Jim Pendergast, 106 Haverford		X
	District 10:	Vanessa Saathoff, 1605 Bedford	X	
	District 11:	Dave Stinsman, 210 Murphy	X	
	District 12:	Daniel Richter, 205 Jackson		X
	District 13:	Donna Bissey, 200 Jackson	X	

Attending Residents	<ol style="list-style-type: none"> 1. Mimi Boudart 2. Dave Stinsman 3. Cheryl Crist 4. Patrick Heringslack 5. Kelly Vincent, 105 Haverford 6. Bob Gregg, 211 Peirce 7. Rick and Mary-Beth Howard, 308 Jackson 8. Jonathan Schroeder, 3 York 9. Tara Lattomus, 105 Peirce 10. Dan Hurdis, 24 Peirce 11. Deborah Flaherty, District 4 12. Jane Owen, 4 Lone Acre (District 13) 13. Donna Bissey, 200 Jackson (District 13) 14. Michael Coverdale, 38 Hurst 15. Ed and Angela McAvinue, 14 Peirce 16. David Nemeth, 106 Haverford 17. Charles Harvey, 43 Hurst 18. Kathryn Canavan, 13 York 19. Roaine Stablai, 12 Hurst 20. Vanessa Saathoff, 1605 Bedford
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Treasurers Report – Balance	
Account	Ending Balance
General Fund	\$5,410.57
Snow Fund	\$3,387.13
General Report:	45% of 2021-22 dues paid 34% of 2022-23 dues paid 47% of homes paid dues (as of 29 April 2025)

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Meeting Agenda	
Topic	Notes
Welcome and Introductions	Need 10% of dues paying households.
Attendance	See above.
Approval of previous meeting minutes	Minutes are posted to the website. Minutes approved.
Treasurers report	See above.
Deed Restrictions Committee Committee members: Dave, Tara, and Mick <ul style="list-style-type: none"> - Status of shipping container - Potential limits on dumpsters 	4 requests: <ul style="list-style-type: none"> - Fence, shed, pergola, gazebo - All requests were approved based upon the pictures and descriptions provided - Mick Duffy is not an active member, Kelly Vincent has agreed to join the committee - Mick will remain on the committee Shipping container: <ul style="list-style-type: none"> - No update, Brian is not cooperating - Brian's lawyer is now directing Dave to communicate directly with Brian - He is not following through on his commitment to updating the exterior of the container to align with the community décor - Dave will continue to communicate with Brian in an effort to improve the situation.
Easter Egg Hunt	Easter Egg was a success! It was well attended by the neighborhood children. Many thanks to Christy & Eleanor for coordinating the event.
Deed Restriction Changes	<ul style="list-style-type: none"> - Requires a majority of the people living in the relevant district to vote on the proposed change. - Research indicates District Reps would deliver the ballot, with witnesses present. - It's not clear when or why the change occurred to require residents to attend a Civic Association meeting. This is a not a documented requirement in any available meeting minutes or other records. If you have information about the change. Provide any relevant information to Dave Stinsman if you have it. - Dave is looking to drive consistency in the deed restrictions across all the Districts. - Deborah remembers residents gathering in individual homes to vote on the proposed changes. - Vanessa agrees that requiring residents to attend the meeting is not true. - Propose changing the rules so we can more efficiently change deed restrictions. No decision made. - Requesting proposals to change the deed restrictions.

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Avenue North Request	<p><i>Information from the Commissioner's email (date 01 April 2025)</i></p> <p>Virtual Meeting will occur on May 7 at 5:00 PM on the protested application of the Blackwall Barn and Lodge to be located at Avenue North.</p> <p>Applicant applied for restaurant, Sunday and patio license with patio variances to permit live entertainment and external speakers.</p> <p>To testify, you must pre-register no later than noon the day before the hearing. Instructions will be provided once registered.</p> <p>If interested in attending, access the state's public calendar (hyperlinks below):</p> <p><u>Virtual Hearings</u></p> <p><u>OABCC Virtual Protest Hearing: Barn & Lodge Wilmington, LLC</u></p> <p>Office of Alcohol Beverage Control Phone: (302) 577-5222 Email: <u>OABCCquestions@delaware.gov</u></p>
Dues Vote	<ul style="list-style-type: none"> - Dues were last increased in 2024. - Requesting District Reps to reminder residents who have not paid their dues. If more dues are not paid, there is a risk of increasing the annual dues. - Request made to explain how the dues are spent. This would help District Reps to communicate the information to residents. (refer to the last page). - Deferred dues decision to the next meeting. Current dues: <ul style="list-style-type: none"> o \$45 – exterior o \$55 – interior (\$10 for snow)
New Business	<p>Nursing Home Property</p> <ul style="list-style-type: none"> - The property has been purchased - Will be a home for homeless/unhoused recovering addicts who may or may not be veterans (not required) - Will not be medicating patients - Will demolish the building and construct new housing for the residents - Contact was made with Dee Durham; Ken visited the Wilmington Housing Authority – got mixed signals (Vanessa has experienced the same thing); Dee has suggested the project won't happen for some time - Need to schedule a meeting to better understand the plans and risks to the community - Refer to page 4 – 5 for an emails from Ken Finlayson and Dee Durham.

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	<p>Vanessa Saathof agreed to manage the committee to coordinate with the property owners.</p> <p>Neighborhood Directory</p> <ul style="list-style-type: none">- The current directory is dated and information is not readily available.- Deborah will update the direct.- Send name, address and other contact information to: Deerhurst@aol.com <p>Gardner Park</p> <ul style="list-style-type: none">- A Large tree in Gardner is dead or dying.- The park has been assessed by an arborist. Bob Gregg is working with the contractor to determine a path forward (treat or remove)

Nursing Home Property Updates:

February 5, 2025

Dee,

Thanks for the feedback. Your efforts are appreciated.

Some heads-up.

According to WHA, Delaware Assisted Housing Group (DAHG), the owner, will not be managing the project. They will hire a contractor to work out the details and then manage (a separate problem). Ray Fitzgerald (WHA) responded regarding sharing information with the neighborhood, saying that they must wait for the details from the contractor and then brief everyone on who will occupy Foulk Manor and how it will be managed.

Regarding zoning, did the new owner, DAHG, describe the use in any manner in any forms? It would be important if the future the owner said something different during their briefing to the neighborhood. That might require variance adjustments.

Has the NCC County Section 8 program (which I started in 1974) received a request for project-based Section 8 subsidies from DAHG? If so, they might have documented the proposed use of the project. If not, NCC could be negotiated to condition subsidies on compliance with zoning variance requirements.

I personally feel that Foulk Manor will be used for transient housing (homeless). I also believe DAHG et al think they have to force integration. They don't believe that working with the neighborhood would lead to a very successful homeless program.

In regard to working together, I remember when I was at HUD and living in Swanwyck there on Route 9 (17th Dist.), a bunch of homeless persons from Philadelphia drove down and picketed outside my home. I invited them inside, and we sat down and worked out a solution where HUD would grant 100 Section 8 project-based certificates to the Philadelphia Housing Authority specifically for a homeless project. Shortly afterward, at a meeting in the mayor's office with Action News there (allegedly to document HUD's inability to help the homeless), I announced the homeless grant, and the homeless persons there pinned a heart on me for the cameras in thanks for the program. That was fun. The Foulk Manor project's process is not.

Dee, this project is going down the wrong road, and if the direction is not changed, it will cause great unnecessary pain for everyone.

Ken Finlayson

Feb 4, 2025

I learned more about this project.

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DAHG has purchased the site with the intent to operate it under its existing zoning for basically the same use it was under before – for the elderly, possibly veterans, and assisted living. The specific details have not yet been determined and will be worked out with a developer, and with plenty of public feedback. They anticipate having more information available soon and having a public meeting likely in March. Until more details are known, it is cannot yet be determined whether or not a variance might be needed regarding parking. It is anticipated that the developer would not demolish the existing structure, but would make interior upgrades to the building. At this point in time, the County has NO role in the project. DAHG has APPLIED for funding assistance from the County which would go toward operational costs, but the County has no role in the purchase or operation of the project and no decisions have been made or announced yet on that funding application.

I hope this is helpful. My takeaway is that they do indeed plan to engage the public thoroughly, and I think my inquiries into the matter have made it clear to them that this is absolutely necessary.

Dee

Feb 3, 2025

Dee:

Mimi asked me to provide an update on the Foulk Manor South situation. I just finished a call with Ray Fitzgerald, the Director of the Wilmington Housing Authority (WHA). This is also intended to serve as background information.

I explained to Ray that Andrew Johnson, the Director of Development for WHA, and I had just met for a lengthy meeting at WHA. He said WHA owned Foulk Manor South (Property) and planned to develop it as transitional housing. Andrew said they had worked through the County to get project-based Section 8 vouchers. I shared the property's history and stated that my concern was that all of those negotiations on use had gone through the County without any notice or contact with the community of Deerhurst. I strongly recommended that WHA work with Deerhurst residents on the intended use planning. We could be a positive resource.

Ray Fitzgerald explained that Andrew was incorrect; WHA did not own the property. The Delaware Affordable Housing Group (DAHG) bought the property last week. He stated the WHA had nothing to do with the property; WHA had no policy or legal connection with DAHG. He also explained that DAHG had its own board. Nonetheless, Ray stated that DAHG was the development arm of WHA. He also said it would not be used for transitional housing but that it would be used for what he told me when we met at the property two days ago—elderly, disabled, and veterans.

I was surprised Ray was the person I met last Friday at the property, and I reminded him he introduced himself as the head of DAHG when he explained the intended use of the property. Ray continued to explain that WHA had no legal connection with the property or DAHG. I shared with Ray that I saw that DAHG is named as an affiliate of WHA in their 5-year plan and that in that plan, WHS central staff planned to move in with DAHG in their building on 11th Street. Ray continued to insist there was no connection and was getting irritated I did not understand that.

I asked what funds were used to purchase the property. Ray stated that DAHG used their own money to buy the property. To better understand the connection between WHA and DAHG, I asked him if DAHG was the development arm of WHA and if they were in the WHA 5-year plan, wouldn't WHA monitor DAHG's work, etc.

Ray became increasingly irritated that I did not hear him say WHA had nothing to do with the property. He stated that neither he nor DAHG knew what the property's detailed use would be. DAHG would hire a property manager to determine its use. Until that was completed, DAHG would not be able to work with the community or me because they wouldn't know the property's use until the property managers had completed their plans.

I intended to share with Ray my point of view regarding the property's history and that the sale of the property zoned NC6.5 needed to recognize lotting standards, maintain the existing character, and protect the residential character of existing neighborhoods, etc., was sold without any notice or concern about the neighborhood. I didn't get a chance to discuss all that. He was still upset that I did not understand that WHA had nothing to do with the property. To help him understand, I shared that my confusion arose from the fact that the director of WHA (Ray) introduced himself as the head of DAHG when we met last Friday, that the WHA director of development stated WHA owned the property, and it was slated for transitional housing, that WHA documented that DAHG was an affiliate of WHA in its 5-year plan and was its development arm.

I made the mistake of stating that if Ray could be calm for a few minutes and listen to my concerns, he would understand where I was coming from and was trying to help. My mistake; he hung up on me.

Dee, aside from this detailing an outstanding example of how someone should not deal with a confused and deeply concerned neighbor of a planned project, I would investigate how a federally subsidized (County Section 8 project-based) low-income project could pass NC6.5 zoning on a 3.99-acre lot in the middle of an existing neighborhood, especially with no notice, or plans on land use.

Ken Finlayson

February 3, 2025

Dear Dee and Ken,

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Deerhurst resident Ken Finlayson met with Andrew Johnson this morning. Johnson is deputy director of the Wilmington Housing Authority. He told Ken that WHA now owns this property and intends to turn it into transitional housing for about 60 people. We have many concerns but first is how they can do this without getting a variance for parking because the residents will own cars.

He said that they will outsource the management to a company which troubles is. We have so many concerns and would like you to explain how this happened without your knowledge. We would like you to schedule a meeting with us, you and WHA and whoever else is a stakeholder.

Thanks,

Mimi Boudart

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Plea for Dues!

Paying neighborhood civic association dues is important because these funds support essential services and help maintain the quality and safety of Deerhurst.

Dues typically cover expenses such as snow plowing to ensure safe roads during winter, maintenance of Ward Park, and insurance to protect shared assets and cover liability. Additionally, dues help fund community events that foster neighborhood connection and pride.

Consistent contributions from residents ensure these services continue smoothly and benefit everyone in Deerhurst.

Please send your dues to:

- Venmo: Mary-Boudart (include your address in the transaction)
- Send checks to your District Rep