

Village Assembly Meeting Minutes

November 17th, 2025



CALL TO ORDER/MINUTES APPROVAL

The regularly scheduled meeting of the Village of Ardencroft was called to order at 7:07pm on November 17th, 2025.

The minutes of the previous September 15th meeting were posted on the ardencroft.delaware.gov website. The minutes of the September 15th, 2025 meeting were approved with no corrections.

GUEST SPEAKERS

Senator Ray Siegfried attended. He thanked Ardencroft and Ardentown for recent action regarding Delmarva. He expressed interest in tackling the energy issue when the State is in session again in January. He discussed [House Bill 255](#) regarding the Corporate Income Tax and how Delaware wants to decouple from the Federal Big Beautiful Bill. Senator Siegfried briefly discussed the County tax reassessment and fielded questions about it. He said the County should be able to release the new tax bills in a week or two. The Directors should be receiving those bills for Ardencroft. Ray discussed two things going on in education. One is the Redding Consortium, and the other is the public engagement for funding of schools. He encouraged residents to keep an eye out on updates to both as well as to provide feedback to him. A resident asked about the status of Delmarva and the Ardens. Ray indicated that the towers and lines will be replaced, as planned and according to their legal access to the easement. A resident asked if there's anything more being done for the Affordable Care Act, since premiums are increasing astronomically and unaffordably; however, there are no updates on that right now.

OFFICER'S REPORTS

Chair's Report

Ken Morrison reported. This is Ken's first time chairing since becoming Chair in July. He assured that there is no lawsuit from Delmarva now that we have rescinded Ordinance 12 on the Transmission Lines. There had been a threat of a lawsuit.

Later in the meeting, a conversation arose about last election's absence of a candidate on the ballot for Village Chair and the error in sharing information via email regarding Ken Morrison's offer to be a write-in after the ballots were sent out. Some received emails about it and others did not. Jennifer Abernethy took responsibility for what she assumes to have been her missing one of the distribution lists in emailing about Ken as a write-in candidate. The discussion about there being no candidate for Chair on the last ballot resolved in a resident's request that the Coordinating Committee discuss a policy for what the Village would do in a similar situation should it occur again. The current Charter refers to vacancies but not to the ballot when there are no candidates, especially for an Officer position.

Secretary's Report

No report.

Treasurer's Report

Don Lipari reported. Don discussed a few line items in the attached financial report. The 75th Anniversary Committee went a little bit above the budget of \$1500, but we did get donations from the Association and the County to compensate. We received our MSA number, which was what we expected. We also got reimbursement for half of the sign

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for the Pauline A. Young Par, which was part of our DNREC Grant. There are some more items we can get reimbursed for up until March 2026. Lorna Lee commented that the 75th Anniversary Committee spent \$2500 (ish), but \$2000 was from the County, and therefore Ardencroft only spent \$500 on it.

DIRECTORS' REPORT

Wyn Achenbaum reported. First, we want to thank and congratulate the Committee who created a spectacular celebration of Ardencroft's 75th anniversary, and the significance of its founding, not just as the third Arden, but as an expansion of Arden's founders' statement: "You are welcome hither, for here in Ardencroft we do not ask about a man's religion nor his beliefs nor do we hold to any theory of racial superiority." Our founding Directors worked hard to make that real, and we learned how successful they were, in 1950. It was wonderful to meet Joan Anderson and Sandra Wright.

In September's report, we described the ups and downs of the Tyler Reassessment. Commercial valuations were a significantly lower share of total parcel value than had been the case last year. The Legislature had passed a bill permitting school districts to lower the millage rates for Residential properties, and to charge Commercial properties a higher millage rate, which worked out to 85% higher than the Residential rate. Commercial landlords sued, calling it unconstitutional. They lost in court, and appealed. The Delaware Supreme Court, in its first expedited litigation in 10 years, upheld the Chancery Court; that was just announced a few days ago. Revised bills are expected to be in the mail shortly, but they apparently will only reflect the amount of the adjustment, not the new total bill for each parcel, according to the News Journal 11/13 article, which seems odd. The bills are sent to the Ardencroft Association, and will be due December 31. As always, if you receive a property tax bill, please send it to AA, via the 2121 mailbox across from the BWVC.

To be clear, we have sufficient reserves to cover the bills we're expecting. To my knowledge, our assessed values have not changed since our September report here.

If you successfully appealed your assessment, please be sure that you sign and return the "stipulation" which formalizes the agreed-upon reduction in value. If you have misplaced it, please contact me for the NCC instructions. So far, 315 county taxpayers have had their appeals reviewed and resulting in adjustments.

We've received queries about the senior rebates. These will be sent out in mid to late December. If you're curious, the reason is that in the event a recipient dies before the due date, the County claws back the rebate.

In June, what was for decades Pauline A. Young's home, 4 Lower Greenbriar, was sold from one LLC to another. And yet another LLC now has possession of what was Dave Davis's home, at Willow Way and Veale Road. Shirley Samson's home, at 1502 Upper Greenbriar, was sold to John Stone, who lives in Arden. We're aware of two other pending transactions, neither of which involve LLC's. As we announced last year, going forward, an LLC may only hold two Ardencroft leaseholds at a time. A resident asked if there is a way to protect Ardencroft from a company creating a bunch of shell companies to buy up houses. Another resident asked if the Directors had yet received the tax bills for the Ardencroft leaseholds to see what they were, but they had not yet. Wyn expects the bills to be less than what they had been. Further discussion ensued about the tax

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reassessment. There will be a scheduled assessment again in five years. A resident asked if Tyler Technologies is contracted for the next assessment. Ray Siegried answered that he is not sure; however, he does not believe so and if they are, they will be expected to toe the line.

STANDING COMMITTEE REPORTS

Coordinating Committee

Jenn Abernethy reported. The Committee met virtually on 11/5. Members discussed the agenda items for tonight, including proposals from two Committees. In addition, the Committee planned an election between two candidates for an open position in the Public Works Committee. After a question from a resident, Ken Morrison confirmed that the Coordinating Committee did discuss a shared driveway issue between two residents in the Village; however, the resident attending the meeting agreed to discuss the issue privately with Ken, as a resolution is important for everyone involved.

Environment Committee

Lisa Surbrook reported. Please check for dead ash trees that need to be removed. They are especially dangerous with the wind picking up right now. There is a new beech leaf disease with the Beech trees. The Committee will give more information in the Spring and help residents determine if their trees are diseased. A resident pointed out that the Tree City application is due by the end of the calendar year, which means that the Forest Stewardship Policy will need to be adopted at this meeting or a Special Meeting held before the end of 2025 in order to be eligible.

Finance Committee

No report. The

Public Works Committee

Jenn Abernethy reported on behalf of Chris Raia. Public Works met on November 3rd and discussed the following agenda items. For parks, PWC has requested our lawn service also weed whack the playground areas. We will be applying another round of mulch to play areas not yet refreshed this year. The committee discussed the idea of dedicating the Beech Lane playground in a similar fashion as at Young Park. Potential honorees include the Anderson family, of whom Joan attended the 75th anniversary dedication and was an inspiration to all, and the original three directors (Don Stephens, Buzz Ware and Dr. Henry George III) who have otherwise not been well-recognized. The snow removal contract with Burslem is signed for the season. Walking paths will be self-performed or with village teenagers interested in working hourly. In regards to construction, Ken Morrison has not yet been able to complete the open items: Staircase handrail, trash corrals, and Curtis & Rocky Walk bridges. He is helping us identify alternative builders. The Public Works Committee is removing a shrub by the "Upsan Downs starts here" sign so it won't be regularly obscured. The storm drain on Beech Lane is continuing to be tended to by the PWC. The storm drain near the corner of Sunset and Willow is a larger issue. There is intermittent flooding here backing up on to two leaseholds. PWC is getting a quote on a long-term intervention to remedy the situation. There was no one in attendance from Public Works to address any questions, so residents were encouraged to email publicworks@ardencroft.delaware.gov.

Registration Committee

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No report. During this time, ballots were passed out with two people running for a Public Works vacancy—Ricardo Lebeis and Dan Rubin. Each candidate had a chance to briefly introduce themselves and share pertinent information for why they are running for the Committee vacancy. The result of the vote was as follows: Dan Rubin - 20 votes, Ricardo Lebeis 7 votes. Dan Rubin will fill the position on Public Works.

Linda Toman reviewed the Vacancy section of our Charter. The Charter refers to “officers”; however, vacancies are for any open position. This point was clarified. Ardencroft has done this in the past with a Safety Committee vacancy. Linda shared that her position will be available during the next election for those who are interested in the Registration Committee.

Safety Committee

No report.

SPECIAL COMMITTEES

75th Anniversary/Park Dedication

Due to the 75th Anniversary event being over, a motion to dissolve the Committee was made and seconded, with all in favor.

Aging in Place

No report.

Archives

Jenn Abernethy reported on behalf of Kathleen Jost. The new exhibition at the Arden Craft Shop Museum opened on October 19th. It is entitled “A Dream ... Realized?: Ardencroft 75 & Arden 125.” It will run until mid-September 2026. Please make a point of visiting the exhibit and learning more about our community. The November Afternoon with the Artist event was on Sunday November 9th featuring works by Arden sculptor, Rick Rothrock. If you missed the opening it’s not too late to see it by visiting the museum during opening hours. Open hours are Wednesdays 7:30pm to 9pm and Sundays 1pm to 3pm. On Sunday November 30th, the day of the Holiday Shop, however the museum will have expanded hours from 10am to 4pm. Future artists lined up for this popular quarterly event are Shay Seaborne in February, Lee Hoover in May, and possibly David Burslem in August. In early December an intern from the University of Delaware will open a mini exhibition at the museum with the subject being, “Designing a Spotlight Exhibition on Folk Music - Lead Belly and Pete Seeger.” The museum has been asked to lend items from our collection to both The Biggs Museum in Dover and the Philadelphia Museum of Art for exhibitions in 2026. A chair designed and crafted by Don Stephens (a founder of Ardencroft) will be lent to the Biggs and will be among items lent to PMA. The 3 Villages’ History Strolls were very well received and may become an annual event in the Fall. Stay tuned.

Buzz Ware Village Center

No report.

Poultry/Livestock Policy

No report. A discussion of the proposed Poultry/Livestock policy took place in New Business.

Transmission Lines

No report.

Transportation Plan Monitoring Committee

Ben Gruswitz reported. The Committee is among the Ardens and with other public agencies and meets monthly. A meeting took place regarding funding and grants available that can cover or match expenses for projects. The Committee may pursue a TAP Grant in February as well as opportunities through DelDOT. Ardencroft is looking to install crosswalks on Veale Road and to decrease the lanes from two lanes to one lane on Harvey Road coming from I-95 into the Ardens. Traffic calming and pedestrian/bike access there is being discussed as well. Ray Siegfried and Larry Lambert are supportive in these endeavors. The Committee will look at what they can pursue in the Plan with the available funds. Ray Siegfried heard back from DelDOT about repainting the lines by the I-95 overpass. DelDOT indicated that the change would cost more than expected, due to the signal needing to be changed as well. The cost could be approximately \$200,000. DelDOT evaluated the entire Plan to cost between 9-16 million. A resident asked about the Ardens sign that used to be on Harvey Road at the I-95 off-ramp. It has not yet been replaced. Ray Siegfried said he'd follow up with DelDOT about it.

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Public Works Election Results (took place above under the “Registration” report)

The result of the vote was as follows: Dan Rubin - 20 votes, Ricardo Lebeis 7 votes. Dan Rubin will fill the position on Public Works.

B. Motion to adopt Village of Ardencroft Proposal for Forest Stewardship

Scott Bowers read the proposal and made a motion: “I move that the Village adopts the ‘Village of Ardencroft Forest Stewardship Policy.’” Discussion ensued about the enforcement of the policy and residents in attendance had opportunities to ask questions and receive clarification about the policy. The policy can be amended in the future as motions are brought to the Village Assembly meetings. Feedback can be emailed to the Committee at environment@ardencroft.delaware.gov. **The motion passed unanimously.**

C. Motion to request an exemption of New Castle County through a Village of Ardencroft Poultry/Livestock Policy

Annette Hearing read the policy. After discussion, the Village decided that if we vote to agree on this policy, we will go to John Cartier to request an exemption from the County. Then the Village will create an Ordinance with more specific language, etc. After Annette read the policy, residents asked brief questions. Those in favor of requesting the exemption through John Cartier outnumbered those not in favor 21 - 1, with 1 abstention.

D. Motion for Ardencroft to Contribute annually to the Ardens Ready group

Amy Pollock discussed the importance of the Ardens Ready group among the three Villages. Arden is the only Village that is contributing on an ongoing basis. Ardencroft

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contributed to the generator but does not have ongoing contributions. Amy Pollock made a motion, "I move to have Ardencroft support the three Ardens' ArdensReady Committee with an annual donation of \$200 to support the Emergency Preparedness of the three Ardens' ArdensReady Committee and the outreach, printing, other miscellaneous and annual Open House program or event of the Committee's and its expenses." ***The motion passed with one abstention.***

E. Motion to create an Special Committee from Ardencroft for Ardens Ready

Amy Pollock made a motion, "I move to have an Ardencroft ArdensReady Committee of three members, and that at least one member be Cert Trained and a current active member of the three Ardens' ArdensReady Committee and act as a liaison for Ardencroft." ***The motion passed.***

GOOD AND WELFARE

- James Schwaber discussed the importance of the 75th Anniversary of Ardencroft and how the process of planning it helped uncover some more information (the planning of Ardencroft, for example). He also highlighted the importance of Don Stevens.
- Amy Pollock discussed a Contact form for the Ardens Ready group (see attached as ArdensReady Emergency Form).
- Ben Gruswitz mentioned how the Charter outlines that Empowered Committees can levy fines (dog leashing, etc.)
- Frank Vincent's birthday was the day before the meeting. Happy birthday, Frank!
- Ricardo Lebeis brought up an issue regarding restriction of his access to the driveway and expressed his frustration with the Village's response to a longtime issue on Village property.
- The Village welcomes new neighbor Jack Stone, who attended the meeting.
- Nick Cocca brought up how great the Over 80s Event was this year. Next year, it might be in June, so please keep an eye on *the Arden Page*.
- The Village thanks the 75th Anniversary Committee for a great event in September.

ADJOURNMENT

The meeting adjourned at 9:13pm.

Submitted,

Jennifer Abernethy

Jennifer Abernethy, Village Secretary

ATTACHMENTS

Page(s) Item

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- 17 Proposed Village of Ardencroft Poultry/Livestock Policy
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11/17/25 Village Assembly Meeting Attendance

Residents

1. Jennifer Abernethy
2. Ken Morrison
3. Don Lipari
4. Ricardo Lebeis
5. Mary Lebeis
6. Pat Toman
7. Linda Toman
8. Wyn Achenbaum
9. Janet Williams
10. Ken Rosenberg
11. Lorna Lee
12. Waju Christie
13. Dan Rubin
14. Kirsten Kimberg
15. Bob Pollock
16. Samantha Cocca
17. Nick Cocca
18. Jeanne Orr
19. Amy Pollock
20. Lisa Surbrook
21. Scott Bowers
22. Annette Hearing
23. Frank Incent
24. Ben Gruswitz
25. Sally Rosen
26. John Stone

Guests

State Senator Ray Siegfried

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Ardencroft Financial Report - 9/15/2025 - 11/16/2025

Ardencroft Financial Report 9/15/2025 - 11/16/2025				
CASH				
Operating Acct		24,494		
MSA Acct		67,045		
Legal Acct		2,500		
Interest on Savings		6,414		
Arden B&L		819		
Total Funds		101,271		
FY26				
	<u>This Period</u>	<u>Year to Date</u>	<u>Budget</u>	<u>Remaining</u>
INCOME				
Ardencroft Directors	0	0	34,866	34,866
Directors for Trash Collection	0	0	29,140	29,140
Comcast Franchise Fees	411	842	1,600	758
Verizon Franchise Fees	0	157	660	503
MSA	5,779	5,779	5,779	0
Other Grants & Contributions	1,498	4,998	0	(4,998)
Interest from Savings Account	529	1,088	1,200	112
TOTAL INCOME	8,216	12,863	73,245	60,382
ADMINISTRATION				
Administrative Expenses	(318)	(564)	1,600	1,036
Chair's Discretionary	0	0	1,500	1,500
Delaware League of Local Governments Dues	0	0	525	525
D&O Liability Insurance	0	(3,198)	3,250	52
ESRI - ArcGIS Creator Subscription	0	0	700	700
Chair Stipend	0	0	1,500	1,500
Secretary Stipend	(375)	(750)	1,500	750
Treasurer's Bond	0	0	100	100
Treasurer Stipend	0	0	1,000	1,000
Website / email support	0	0	500	500
Legal Advice / Representation	0	0	2,500	2,500
TOTAL ADMIN	(693)	(4,512)	14,675	10,163
COMMUNITY				
ACRA	0	0	880	880
Arden Craft Shop Museum	0	0	800	800
Arden Library	0	0	400	400
Arden Page	0	0	400	400
Buzz Ware Village Center	0	0	2,000	2,000
Fire/Ambulance	0	0	500	500
TOTAL COMMUNITY	0	0	4,980	4,980
COMMITTEES				
Environment	0	0	2,000	2,000
Finance Committee	0	0	100	100
Miscellaneous - Public Works	0	0	500	500
Park Mowing	(900)	(2,200)	2,700	500
Parks & Recreation	0	0	2,000	2,000
Snow Removal (MSA)	0	0	3,000	3,000
Streets & Signs (MSA)	0	(8,995)	5,000	(3,995) pot hole repair and PAY sign
Trash/Recycling Collection	(4,829)	(9,494)	29,140	19,646
Trees/Paths/Maintenance	(300)	(875)	7,000	6,125
Registration Committee	0	0	600	600
Safety Committee	0	0	50	50
75th Anniversary Committee	(2,474)	(2,474)	1,500	(974)
TOTAL COMMITTEES	(8,503)	(24,039)	53,590	
TOTAL EXPENDITURES	(9,196)	(28,551)	73,245	
NET	(980)	(15,688)	0	

Village of Ardencroft Forest Stewardship Policy

Village of Ardencroft Forest Stewardship Policy

I. Objectives and Principles

A. Ardencroft's Objectives

The Village of Ardencroft has two objectives in its stewardship of the village forests:

1. Preservation of a natural ecosystem including appropriate wildlife habitat
2. Enhancing interaction with and enjoyment of this natural environment by residents

B. Principles

These general principles have guided the development of the stewardship policy and should be taken into consideration in interpreting and applying them:

1. Ardencroft desires to allow nature to be the principal creator of change within the forests.
2. The Ardencroft forests are too small in size to resist naturally the invasive action of the surrounding developed environment.
3. Human actions associated with enjoyment of the natural environment can impact negatively on it.
4. Management of the forests to achieve the two objectives may require intervention to balance the priorities of these principles.
5. The designated empowered committee is the village governmental body with overall responsibility for care and management of the forests.
6. Money required for these activities are included in the annual village budget and oversight of this budget is the responsibility of the empowered committee.
7. The empowered committee shall report regularly to the Village Assembly.
8. The forests in Ardencroft are part of a larger natural system made up of tracts belonging to Ardencroft and Arden as well as the Hanby Trust and private landowners in Indian Field, Wilmington Montessori, St. Edmunds and Windy Bush. Ardencroft desires to cooperate with all of these stewards to maximize the effectiveness of the overall stewardship program.

II. Management Guidelines

A. Boundaries

1. Policy

- a. The Village of Ardencroft has set aside large tracts of land for public use and enjoyment. Private use of these lands for purposes other than individual enjoyment of nature is not allowed without specific authorization.

Village of Ardencroft Forest Stewardship Policy (Cont'd)

- b.** Residents are not allowed to encroach on the public lands adjacent to their leaseholds in any way that is inconsistent with Ardencroft's forest objectives.
- **c.** Neighbors living outside of Ardencroft and adjoining the forests are not allowed to encroach in any way on the Village forest lands adjacent to their properties.

2. Responsibilities

- **a.** The empowered committee is responsible for monitoring encroachment into the forests from either leaseholders or neighbors.
- **b.** The Directors of the Ardencroft Association and the empowered committee have joint responsibility for enforcement of the encroachment policy.
- **c.** Leaseholders planning construction on a leasehold adjacent to the forest must present plans and obtain approval from both the Directors of the Ardencroft Association and the empowered committee before applying for a county building permit.

B. Erosion Control

1. Policy

- **a. Intermittent water flow**
 - The first line of defense against erosion is control of the source of water causing the problem. Intermittent water flow into the forest from roads, leaseholds or sources outside the village property should be recharged into the ground where feasible, stored and released into the forest over time, slowed as much as possible before entering the forest, etc.
 - The second line of defense, where problems from intermittent flows cannot be stopped at the source, is to diffuse the water entering the forest in such a way that erosion is no longer a problem.
 - The third line of defense will be to create coffers and weirs to reduce water velocity in the erosion channel to minimize further loss of soil through erosion.

- **b. Stream surges**
 - The first line of defense is similar to the case of intermittent flows – control of the source, spreading out the surges over time and recharging aquifers as much as possible. Cooperative efforts within the context of the Naamans Creek Watershed Association or political associations such as CCOBH are expected to be most effective in dealing with this problem.
 - Failure to deal with the water surges at the source will require a decision to allow a stream bank to widen or to reinforce the bank and channel the water flow. This decision will be made by considering the specific location and the expected impact of stream widening.

2. Responsibilities

- **a.** The empowered committee is responsible for monitoring the forests for erosion problems.
- **b.** Residents are expected to control the water coming from their leaseholds. The empowered committee as a part of their monitoring responsibility will notify any leaseholders of problems associated with their leaseholds. The Directors are responsible for dealing with any unresolved leaseholder problems.
- **c.** The empowered committee handling public area maintenance is expected to control water coming from roads or commons.

Village of Ardencroft Forest Stewardship Policy (Cont'd)

- d. Neighboring residents and their civic organizations are expected to control runoff from their streets and properties. The empowered committee with the cooperation of the Directors of Ardencroft Association will deal with any problems arising from improper actions of neighbors.
- e. The Village of Ardencroft will seek active cooperation of its Directors and the other Arden villages in dealing with outside agencies, associations and political groups to work on controlling water surges in the Naamans Creek watershed (including Perkins Run). The empowered committee is responsible for organizing this cooperation.

C. Invasive Plants (maintaining plant diversity)

Local cultivation of many species of plants from foreign ecosystems has resulted in inadvertent introduction of plants into our forests for which there is no locally-evolved population control. Some of these propagate rather slowly and do not tend to move far from their original location, but others are quite invasive, move and propagate aggressively, displacing the native plants and creating a monoculture of the invasive plants.

1. Policy

The policy of the Village of Ardencroft is to prevent the infestation of the forests by invasive plants and to reduce and control those which have crept in over the years.

2. Responsibilities

- a. The empowered committee has primary responsibility for monitoring the forests for invasive plants. They will maintain a list of plants which should be prevented from spreading into the forests. Publicity of this list and action needed by residents should be done by the empowered committee.
- b. Leaseholders are responsible for preventing the infestation of the forests by the identified plants coming from their leaseholds.

D. Trails and areas of repose

1. Policy

- a. Fulfilling Ardencroft's objective to enhance residents' interaction with and enjoyment of the natural environment requires public access to the forests. Walking trails and appropriate resting places are provided to meet this objective.
- b. Since maintenance of trails can be in conflict with the objective to preserve the natural ecosystem, judgments and priority setting will be routinely required.
- c. The following guidelines will be used in resolving these conflicts:
 - Adequate trails should be maintained to provide access to all large areas of the forests.
 - Trails are not necessarily maintained to all weather standards or suitable for walking in normal street shoes.
 - Trails should be clearly defined so that walkers are encouraged to use them.
 - Poison Ivy or other dangerous plants should be discouraged from growing near the trails.
 - Trails should be cleared of undergrowth or fallen timber so that a person can pass without difficulty.
 - Trails should be routed and constructed to avoid creating erosion problems in the trails or stream bank destruction.

Village of Ardencroft Forest Stewardship Policy (Cont'd)

2. Responsibilities

- a. The empowered committee handling public area maintenance has responsibility for planning, building and maintaining the trail system, including bridges.

E. Preserving Trees

1. Policy

- a. Since the objective of the Village is to preserve a natural ecosystem in the forests, trees may not be pruned, removed or harvested from the Arden Forests except as indicated below.
- b. When trees fall naturally in the forest, the general policy is to leave all wood where it falls. Trees that fall in a way that obstructs trails or creates potential erosion problems will be cleared to prevent these problems. Fallen trees may be harvested by residents for lumber or firewood.
- c. Fallen branches and leaves should be left on the ground or neatly piled for habitat or compost where possible, including on leaseholds (See Debris Pile Allowance Guidelines below), to return vegetative matter to the earth and provide habitat for animals and insects. As an exception, residents and leaseholders may send leasehold fallen branches and leaves as yard waste with the Village trash pickup.

d. Debris / Branch Pile Allowance Guidelines

1. Allowance for Branch and Woody Debris Piles

Residents of Ardencroft may maintain **natural branch piles** consisting only of:

- Fallen branches, sticks, and limbs;
- Naturally occurring yard woody debris;
- Pruned branches from on-site vegetation.

This allowance applies because natural woody debris is **not classified as prohibited "debris"** within the Ardens under New Castle County property maintenance code amendments.

2. Size and Location Requirements

To ensure safety and neighborhood compatibility:

1. Maximum Size:

- Pile may not exceed **8 feet in diameter or 5 feet in height**, unless otherwise approved by the Village of Ardencroft.

2. Setbacks:

- Minimum **10 feet from any property line**.
- Minimum **25 feet from any structure**, including sheds, garages, or dwellings.
- Must not block drainage paths or public rights-of-way.

3. Placement:

- Pile must be located in the **rear or side yard** whenever feasible.
- Placement shall minimize visibility from adjacent homes and common paths.

Village of Ardencroft Forest Stewardship Policy (Cont'd)

3. Safety Requirements

To prevent fire hazards, pests, and unsafe conditions:

- No inclusion of trash, treated wood, lumber, building materials, or household items.
- No embedding of metal, wire, or other non-organic materials.
- Pile must remain **stable** and not risk collapse or wind dispersal.
- Pile must not create harborage for vermin; if this occurs, the owner must mitigate or remove the pile.

4. Duration and Maintenance

- Branch piles may be maintained **for up to 6 months**, with renewal permitted if the pile remains compliant.
- Residents must **add, remove, or re-stack** material as necessary to prevent overgrowth, decay odors, or nuisance conditions.
- Seasonal clean-outs are encouraged to avoid prolonged accumulation.

5. Neighbor Compatibility / Nuisance Prevention

A branch pile is **not permitted** to:

- Emit foul odors;
- Attract vermin or insects beyond natural expectations;
- Block sunlight or airflow to neighboring properties;
- Encroach onto another parcel;
- Significantly impact a neighbor's reasonable use or enjoyment of property.

If a complaint is received, the Village may require re-location, size reduction, or removal.

6. Enforcement

If a pile is found to be unsafe or a nuisance, the resident will receive notice and a reasonable opportunity to correct the condition. Persistent violations may result in removal at the owner's expense under Village policy and applicable New Castle County enforcement procedures.

- e. Trees that pose a danger to people or leasehold property may be removed at the discretion of the empowered committee. A tree on public land that is a clear and present danger may be removed by the village. In other cases when a leaseholder demonstrates a reasonable expectation of future danger, the Committee may give a leaseholder permission to remove a tree that is on public land adjacent to their leasehold. Any tree removal by residents or leaseholders must comply with Ardencroft's Tree Removal Ordinance.

2. Responsibilities

- a. The empowered committee has all responsibilities for decisions, implementation and monitoring of the harvesting of wood from the forests as described in this policy.
- b. Leaseholders must obtain agreement from the empowered committee before any work that could impact the Forest. See section A.2.c. above.

F. Buildings or other construction

Village of Ardencroft Forest Stewardship Policy (Cont'd)

1. Policy

- Buildings or similar types of construction are not generally consistent with Ardencroft's objectives of forest stewardship and are not allowed except as indicated in paragraph II.F.2. below.

2. Responsibilities

- a. Construction, which is deemed necessary to the proper stewardship of the forests or other village property may be proposed to the Village Assembly.
- b. Any proposal for construction within the forest boundaries would require special approval of the Village.

G. Cleaning up the forests

1. Policy

- a. In keeping with the desire to maintain a natural setting in the forests no littering is allowed. All trash will be removed.

2. Responsibilities

- a. Users of the forests will take with them all trash they generate in the woods. They will also be encouraged to remove any other trash they can conveniently carry at same time.
- b. Committees will work jointly to organize a woods clean-up in the spring, when community volunteers participate in a morning of collecting whatever trash has accumulated over the past year.

H. Procedures

The empowered committee will develop and maintain procedures, including a calendar, spelling out the actions needed to fulfill its responsibilities as defined in this policy.

I. Use of the Forests

The empowered committee has been given responsibility by the Village for making rules associated with use of the forests.

Village of Ardencroft Forest Stewardship Policy (Cont'd)

Empowered Committees/Officials

Separately from any ordinance or policy, village policy empowers committees or relevant officials to perform functions associated with an ordinance. This meets the needs of ordinances, while avoiding the procedural hurdle of amending the ordinance for simple text changes if there is ever need for reassignment of responsibilities to a new party, or if a committee or title is formally changed.

For the policy above, the empowered committees/officials are:

Function	Empowered Party
Responsible for care and management of the forests, including maintaining boundaries, erosion control, controlling invasive plants, preserving trees.	Environment Committee
Cleaning up the forests	Environment Committee and Public Works Committee
Planning, building and maintaining the trail system, including bridges.	Public Works Committee

Proposed Village of Ardencroft Poultry/Livestock Policy

The Village of Ardencroft asks New Castle County, through Councilman John Cartier, to exempt the Village from NCC ordinance Sec. 4.02.004.A and that the Village establish their own regulations.

If the request for exemption is approved, the Village establish the following regulations regarding poultry and livestock:

- at this time, only female chickens be allowed on any leasehold, excluding the keeping of roosters.**
- a maximum of six hens be allowed on any leasehold**
- access to appropriate predator-resistant shelter from adverse weather conditions be provided, properly ventilated and with an outdoor fenced-in area**
- chickens must be confined to prevent them from coming into contact with wild animals or their excrement**
- an agreement that the chicken coop will be cleaned on a regular basis**
- the Village of Ardencroft reserves the right to revoke permission to keep chickens on any leasehold. Complaints and issues are to be submitted to the Village Chair.**

These regulations do not impact the ownership or laws regarding dogs, cats, or other household pets as defined by New Castle County.

The Village considers allowance of other poultry and/or livestock upon application to the Village and appropriate consideration by the Village of the specifications of the request. When needed, the Village shall establish an ad hoc committee to evaluate any such application.

ArdensReady Emergency Form

ArdensReady Emergency Form

This information is voluntary and will be kept confidential. Use back of page if necessary..

Name: _____

Address: _____

Cell Phone: _____ Other phone _____

Email: _____

Number of Residents: Adults _____ Children _____ Infants _____

Anyone with mobility issues? _____

Hearing or visual impairments? _____

Special medical equipment requiring electricity? _____

Are you enrolled in Smart911? _____ Do you have Vial of Life? _____

Pets and Number of:

Cats _____ Dogs _____ Other _____

Emergency contact (not residing with you):

Name: _____

Phone: _____

Additional information that would be useful in the event of an emergency?

Does anyone in your residence have special skills useful in an emergency? (medical training, firefighter, construction, etc.)

Do you own any special equipment that would be useful in an emergency? (Generator, chainsaw, pumps, snow removal equipment)