

York Farms Community Meeting

Date: March 11, 2026

Time: 6:45 PM

Board Members: Beverly Wallace-Sample
(President), Stacey Roberts (Vice President), Khimula Taylor (Treasurer-acting) Ronnie
Williams (Secretary) Mary Ann Alexander (Board Member)

Key Points (Summary)

- **Drainage Issues:** Ongoing problems in various mobile home parks and specifically YF resident which has secured funding for resolution.
- **High Electric Bills:** A major community concern, attributed to an overcrowded regional grid and delivery charges. Discussions are ongoing at the General Assembly level for solutions.
- **Data Centers:** Significant community opposition to the proposed Starwood data center due to environmental concerns (coastal grid location), potential strain on electricity/water resources, and impact on local communities (noise). The project is currently stalled due to a Denrec ruling.
- **Footbridge/ADA Accessibility:** Discussions about improving ADA accessibility for footbridges and potential application for TAP funds. Sidewalk construction is challenging due to cost and wetlands.
- **HOA Finances:** A detailed review of the 2026 budget, highlighting the necessity of increasing the maintenance fee to \$200 due to rising costs and a projected deficit.
- **Delinquent HOA Fees:** Significant outstanding balances, with several cases in legal action. Challenges in obtaining updated reports from New Castle County.
- **Curb Appeal & Bylaws:** Emphasis on maintaining community aesthetics and adherence to HOA bylaws for exterior home modifications.
- **Community Amenities (Playground/Sidewalks):** Discussion on resident complaints regarding the lack of a playground and sidewalks, with explanations from the board regarding cost, insurance implications, and individual property values.

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1. Call Meeting to Order: Meeting was called to order by **Beverly Wallace-Sample**
 2. Welcome to Residents and Guests: **Beverly Wallace-Sample**

Welcome Representative Kamela Smith and Senator Poore

***The topics below were discussed by Rep. Smith and Sen. Poore**

3. Drainage:

- a. Hunter's Run and other nearby manufactured housing areas (across from Lovers Lane) have significant drainage issues, exacerbated by snowmelt.
- b. YF Resident has a severe drainage problem ("like a swimming pool") for which funding has been secured.

4. Electric Bills:

- a. Legislation is being pursued to address high electric bills.
- b. A town/community meeting is scheduled with an expert to explain bill increases and potential solutions.
- c. The "delivery charge" is a significant component of high bills.
- d. Overcrowding of the shared regional grid (including PA, VA, MD) contributes to higher supply/delivery charges.
- e. Discussion on alternative energy sources (wind, solar) to reduce reliance on the current grid.
- f. Experiences with solar panels and gas heat bills were shared, illustrating the complexity of energy costs.
- g. Questioned why service fees are charged even when electricity is not actively used (e.g., unplugged appliances).

5. Data Centers:

- a. Proposed Starwood data center in Delaware City is currently halted by Denrec due to its location on a coastal grid.
- b. Newcastle County passed an ordinance for data centers, but it's not retroactive, so it doesn't apply to Starwood's current application.
- c. The need for data centers is acknowledged (for cloud services, phones, etc.), but regulations are required to prevent them from overly burdening local electric and water resources.
- d. Concerns about humming noise, energy consumption, and increased utility charges for residents if data centers don't pay for their own energy.
- e. The site's appeal to Starwood is due to an existing 1.4-kilowatt interstate electricity line, with the proposed data center projected to use 1.2 kilowatts.
- f. Concerns about who pays for this electricity and avoiding burdening homeowners.
- g. Starwood has signed a Project Labor Agreement (PLA) with unions, guaranteeing construction jobs, which is seen as a potential benefit given the current building trends (warehouses vs. manufacturing).

- h. Discussion about the shift from well-paying manufacturing jobs to construction and warehouse jobs.
- i. Legislative efforts are underway to establish "guardrails" for data centers, similar to neighboring states.

6. Footbridge & ADA Accessibility:

- a. A webinar on applying for TAP funds for ADA accessibility is scheduled for tomorrow.
- b. Specific interest in a footbridge over wetlands near Mariners Watch, which is challenging due to wetlands and limited space under the underpass.
- c. Sidewalks for Kirkwood St. George's are desired due to parking issues forcing residents into the street.
- d. Cost of sidewalks and drainage requests are a significant factor for the Representative's limited CTF funds (\$350,000 for 140 communities).

7. Finance Report: Khimula Taylor (Finance Committee member)

- Reviewed of the Budget for 2026 and explained why the maintenance fees were increased to this year to ensure the minimum expenses are covered for maintaining the neighborhood as well as any administrative fees.
- Banking Updates: Khim provide current banking balances, Credits/Debits as of Feb. 2026
- Other Financial Matters
 - Submitted Reybold reimbursement awaiting reply
 - Reviewing invoices for any snow reimbursement from Last year
 - Taxes being worked on by YF resident

8. NR referred members – Board discussed that there were residents referred to Neighborhood Resources (NR). There are currently (9) residents referred and action taken due to delinquent HOA fees.

9. Curb Appeal & Violations of the Deed Restrictions: Stacey discussed the below.

- Reminder for residents to consult the board/ARC committee before making exterior home modifications.
- Issues include power washing, weeding, flowers, storm damage (siding), parking on grass, inoperable vehicles, distressed paint, and non-code compliant fencing.
- Specific concern from a resident about a neighbor's broken fence (pit bull, trees encroaching).

10. Questions or concerns in the neighborhood

- **Entrance Lights:**
 - Query about whether entrance lights are always on. Noticed they were out recently.
 - The Delmarva bill for the lights has remained consistent (\$22-23), suggesting minimal impact on costs even if they stay on.
- **Community Amenities (Playground/Sidewalks):**
 - Complaint from a resident about lack of playground, sidewalks, and restrictions on commercial vehicles/mopeds, leading to opposition to the budget increase.
 - Clarification that commercial vehicle and moped restrictions are often New Castle County laws or HOA bylaws for specific reasons (e.g., noise, safety, aesthetic).
- **Welcome Committee**
 - A new welcome committee is formed for the purpose of welcoming new residents in the community. They will be provided with the deed restrictions, email address and contact information of the board.

Decisions Made

- **HOA Maintenance Fee Increase:** The maintenance fee will be increased to \$200 per household per year to mitigate a projected budget deficit.
- **Attorney Cost Review:** The board needs to make decisions on how to handle legal actions for delinquent fees given the increased attorney costs.
- **Community Outreach on Neighbor Issue:** The board will send a letter to a specific resident regarding broken fencing and encroaching trees, and the affected neighbor can also contact New Castle County.

Task	Responsible Party	Deadline/Timeline	Details
Follow up on drainage for Teresa (468)	Representative	Ongoing	Funding secured; continue monitoring progress.
Host Town/Community Meeting on Electric Bills	Representative	Monday (at the library)	Feature an expert on electric bills to discuss causes of high bills and potential solutions.
Contact Energized Delaware for home assessment	All Residents (Homework)	As soon as possible	Schedule a home energy assessment to identify inefficiencies and receive LED bulbs/recommendations.
Send newsletter as attachment	Representative	For future newsletters	To facilitate sharing with community members.
Follow up on Raybould reimbursement	Kim	Short-term	Submitted in January, still awaiting reply.
Monitor entrance lights	Reggie, Community Members	Ongoing	Keep an eye on whether the entrance lights are consistently on or off.
Consult ARC Committee for exterior changes	All Residents	Before any exterior home modifications	To ensure compliance with HOA bylaws and maintain curb appeal.
Attend TAP Webinar for Footbridge/ADA	Community Members (interested)	Tomorrow	Information on applying for Transportation Alternatives Program (TAP) funds for ADA accessibility.
Consider legislative guardrails for data centers	Representative and colleagues	Ongoing (House and Senate legislation)	Work on establishing regulations to prevent data centers from unduly

Task	Responsible Party	Deadline/Timeline	Details
			burdening state resources and communities.
