

I am willing to uphold all the documents of the HOA consistently and without bias.

To continue on the Board members must be a regular participant and be in good standing as defined in our Covenants: The right of the Association to provide penalties and suspend the rights of any Owner for any period during which any Assessment remains unpaid and for any infraction of this Declaration or the Association's published rules and regulations.

**The Hamlet @ Dirickson Pond Homeowner's Association Board Nomination Form, Page 2**  
May 2019

Name: Ed Dougherty  
Hamlet Address: 36872 Jambriken Dr.  
Signature: [Signature]  
Date: 6/08/19

**Background Information:** Please provide short summary of your background that will be used to communicate to the homeowners during the election process.

Current President of HOA

- Projects →
- 1. Complete Pond Conservation project & Enviro Tech
  - 2. Continue working w/ Anchor Irrigation re: rust mitigation
  - 3. Landscape plan for Board & Clubhouse
  - 4. Work & landscaping to develop more organic chemical program

Please send this form to be **received** no later than May 30, 2019 (EMAIL PREFERRED)

To: ~~Jennifer Fannin~~ Zech Butler  
PO Box 1761, Millsboro, DE 19966

Email: jfannin@seascapepm.com

Phone: 302-539-3600

The Hamlet at Dirickson Pond Homeowners Association

Declaration of Candidacy

6/14/21

Lorraine Easton  
36802 Jahnigen Dr  
Frankford, DE 19945

Full time resident

My husband Bill and I moved here two years ago following our retirements from our respective careers.

Most of my working life was spent as a CPA specializing in tax. During the latter stages of my career I led a large corporation tax audit team. Since retirement I have volunteered with several organizations and have found great pleasure in the sense of community and friendship volunteering engenders. Currently I enjoy serving the Atlantic Community Thrift store in Ocean View and the Delaware Botanic Garden at Pepper Creek. I also participate in the Hamlet Women's Club, the Book Club and the Mahjong group.

I am offering to serve on the HOA board with the aim of working for the common benefit of all residents. I feel that my experience as a CPA and my belief in volunteerism will be beneficial to our community.

As you drive into the Hamlet you are greeted by the view of the jewel of our community, Dirickson Pond. I believe that one of the greatest priorities of our HOA is to be effective stewards of the pond to insure its health now and in the future.

In addition, a building permit has been applied for on the tract of land known as Brookland Farm immediately north of and abutting The Hamlet. The plan is for cluster housing totaling 94 houses on 43.2 acres with lot sizes of 7500 square feet. A public hearing is tentatively scheduled for 9/8/21 at the Planning and Zoning Commission in Georgetown. Our board should

play a role in keeping our property owners up to date and we as a community and as individual property owners should have the chance to voice our concerns about the impact of a high density subdivision immediately next to our HOA.

My impression of our community has been one of amiable and cooperative neighbors and friends in a beautiful setting. My goal is that all residents can experience that same sense of satisfaction with our neighborhood both today and going forward.

THE HAMLET  
AT DIRKSON POND



**Board of Directors Candidate Application**  
All completed and signed applications must please be received by  
Friday, June 18th, 2021<sup>st</sup> at 5pm to be included on the Transition Election Ballot.

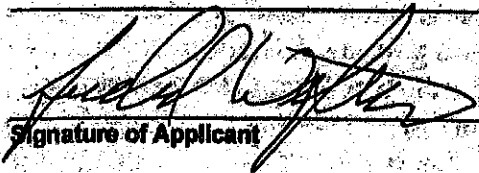
Name: Fredrick H. Wetzstein  
\_\_\_\_\_  
First MI Last (Familiar Name, if different)

Community 36859 Jahnigen Dr.  
Address: \_\_\_\_\_

Phone: 302-462-1827 E-mail: offshore172@gmail.com

Please tell us why you would like to serve on the Board:  
I have been a homeowner since 2007 and have seen ups and down with our community. At the time I had to many irons in the fire to become involved, however with my Federal law enforcement career slowing I feel this is a great time for me to give back to the community. I think I can offer a different eye on the community and its direction.

What do you think are some of the most critical issues for the Association to address?  
I would like to see us keep up our community's look and asset "the pond/lake". Heath and management of the pond/lake are very important. Also, I believe we might be able to look at some of the regulation and add or subtract some. With the community full we could also address property landscaping and common area landscape

  
Signature of Applicant

06-17-2021

Date

Thank you very much for submitting your Nomination.

Send your completed and signed application to the attention of Zach Butler, Property Manager, SeaScape Property Management by one of the following:

By U.S. Mail: 17563 Nassau Commons Blvd, Suite #3, Lewes, DE 19958

By Fax: 302-645-1292

By E-mail: 70...

Community  
Address:

36889 Jahrgen Drive Marilyn KachLine

Phone:

570 954-0420

E-mail:

markach1956@yahoo

Please tell us why you would like to serve on the Board:

I wish to serve on the board simply to maintain the integrity of this beautiful community. We have lived in the Hamlet for 10 years and have thoroughly enjoyed everything about the community.

What do you think are some of the most critical issues for the Association to address?

1. water quality of lake.
2. Maintenance and upkeep of clubhouse and pool - continual beautification of entrance and common grounds.
3. Responsibility of home owners to the community.

Marilyn KachLine 10/5/21

Signature of Applicant

Date

Thank you very much for submitting your Nomination.



**Board of Directors Candidate Application**

**All completed and signed applications must please be received by Friday, June 18th, 2021<sup>st</sup> at 5pm to be included on the Transition Election Ballot.**

Name:

Pasquale N. Martirano

Pat

First

MI

Last

(Familiar Name, if different)

Community Address:

36891 Jahnigen Drive, Frankford, DE 19945

Phone:

E-mail:

973-418-8648

[pasmartirano@gmail.com](mailto:pasmartirano@gmail.com)

**Please tell us why you would like to serve on the Board:**

I strongly believe in being involved in and supporting the community in which you reside. Before purchasing my home in the Hamlet I looked at several in the area but knew that Jahnigen Drive was the place for me and family. Although I moved in during a year full of uncertainty, my new neighbors were welcoming, friendly and extremely helpful during the transition. I would be proud to serve them and their interests as a board member if chosen. I have sat on numerous boards in the past from professional to philanthropic but more importantly enjoy getting involved at the base level. I am a United States Marine Corps veteran, I work with veteran organizations to support outreach and education and I am a member of the American Legion in Dagsboro. In the past I have worked with inner city children to foster confidence and growth, I have taught self defense classes to women and children as a volunteer and continue to look for avenues of service in my new community.

**What do you think are some of the most critical issues for the Association to address?**

Being relatively new to the community I know of a few issues that continually come up in conversation with my neighbors, the health of the pond/lake, pool maintenance and operation, landscaping and maintenance in the HOA "common" areas, budgetary concerns and on street parking on the inner loop. I'm sure there are more I'm not familiar with but I feel confident if selected as a board member I can and will approach all issues from an objective perspective.

Signature of Applicant

Date

6/15/21