



The Village Times
October / November / December 2025

**Village at Tony Tank Creek Homeowners
Association Annual Meeting**

Saturday, November 8, 2025

3:00 PM

**St. John's United Methodist Church
Main St, Fruitland, MD**

Not only is it important to attend to be aware of what is happening in the community, but a **quorum** (at least one resident from 41 homes) must be present to conduct the vital business of voting on the budget and electing new board members to represent us for 2025.

2025 VTTC Board

President

Tom Ward
443-614-2639

Vice President

David Twilley
410-251-1584

Treasurer

Glenn Marvel
410-749-0797

Secretary

Michele Garigliano
443-736-4643

Directors

Lou Rimbach
410-430-6561

Ed Hastings
443-235-1823

Cathy Helmick
410-430-1882

Committees

ARB

Chris Nunzio
410-430-2692

Audit

Deb Clark
410-422-8862

Irrigation

Ed Hastings
443-235-1823

Social

Jenny Hastings
443-235-1824

Betsy Becker
410-251-6891

Website

Pam Johnson
vttcwebpage@gmail.com

Newsletter

Carolyn Collins
410-430-4568

News from our President – Tom Ward

Greetings Village Neighbors!

As your President I interact with our committee chairpersons, our Board of Directors, and our neighbors numerous times during the month. All concerns are addressed at our Board meetings and I'm always impressed by the work that is done on our neighborhood's behalf, especially since we are all volunteers.

You would not be reading this Newsletter or receiving timely informational "blasts" if it wasn't for the efforts of Carolyn Collins and Pam Johnson. Thank Pam also for maintaining our Village website, which is full of information.

Many thanks to Betsy Becker and Jenny Hastings, the Chairpersons of the Social Committee, who hosted the wonderful Autumn picnic that was attended by 85 residents. The food and fellowship were awesome. In addition to our Spring and Autumn picnics, our Village fellowship also extends to the luncheon group, the ROMEOs (Retired Old Men Eating Out), who meet every other week on Friday at noon. Please contact Wes Zimmer if you are interested in the ROMEOs.

Many thanks to Eddie Hastings and the Irrigation Committee, who spent many hours interacting with Legendary Landscape and Somerset Well Drilling eliminating problems with numerous sprinkler systems. Eddie also interacted with Miller's Tree Service, who recently ground five tree stumps down. The sawdust will be removed, grass will be planted, thus eliminating the eyesores.

Our Village is still recovering from last year's storm that caused extensive damage and required taking money from our Capital Reserve funds. Another measure being explored is planting select native trees in the common areas, giving the areas a parklike atmosphere. John Groutt has been working with the City of Salisbury to obtain grants to plant and sustain the trees, which will be of no cost to our community.

During our annual meeting Treasurer Glenn Marvel will present the budget for the remainder of 2025 and the budget for 2026. There is a two-year term for serving on the Board of Directors and we will vote for 3 incoming members. There will also be sign-up sheets for our various committees. Please consider serving our neighborhood by volunteering to be a member of the Board of Directors or a committee member.

Some concerns that we regularly hear include keeping your speed to the 25 mph posted limit, keeping your garbage cans in the garage or behind an enclosed area, and checking your house for mold, especially on the north side of the house. We regularly get solicitors coming to our front door offering various services. We can control this nuisance by reminding them that there is a sign stating that we don't allow solicitors and then asking them to leave. The Board of Directors is considering placing a larger and more comprehensive sign near the front entrance to minimize the solicitors.

As a Realtor in Wicomico County, I get a unique perspective by going on tour and looking at new houses listed in neighborhoods throughout Wicomico County. In my opinion, our Village is the best manicured and one of the most sought-after neighborhoods in the county. To keep it that way we need volunteers. I am vehemently opposed to hiring a management company for the Village, where we would lose control of our services, and our annual dues would be dramatically raised. However, I am confident that with all of us working together we can keep our Village a place that we all can be proud of. I look forward to seeing all of you at our annual meeting on November the 8th at 3:00 at St. John's United Methodist in Fruitland.

Annual Homeowners Association Meeting

The 2025 Annual Homeowners' Meeting will be held on **Saturday, November 8th at 3:00PM at St John's United Methodist Church, 312 Main St, Fruitland, MD.**

At least one homeowner from each property is encouraged to attend as we need a quorum (at least one resident from 41 homes). If you cannot attend the meeting, an **absentee ballot** will be posted on the VTTC website www.thevillageattonytankcreek.com two weeks prior to the meeting. Or you can contact Michele Garigliano at 443-736-4643 for a ballot.

Sign-up sheets for committees will be available at the check-in table. Also at that table, you will be able to update your Directory information if needed.

Specific questions should be sent to the Board prior to the meeting. While all questions are welcome, no other documents can be distributed at the annual meeting unless approved by the Board two weeks prior to the meeting.

2026 Proposed Budget

The Board of Directors is proposing no increase in the annual dues for 2026.

The Board of Directors believes that the 2026 budget for the total operating expenses can be maintained at the same level as 2025. And the Board proposes that the Replacement Reserve dues need to remain at the present level for at least one more year to fund the reserve and be in compliance with the HOA Replacement Reserve Report. So, the Board of Directors is proposing no increase in the dues for 2026.

Based on the proposed budget, the 2026 dues would remain at \$2,187 without a fence and \$2,282 with a fence.

Additional details will be available at the Annual meeting, so be sure to attend.

Proposed 2026 Budget

	2025 Budget	2026 Proposed
Reserve Income:		
Dues - Maintenance Reserve	<u>33,200</u>	<u>33,200</u>
Operating Income:		
Dues - HOA	108,612	108,612
Dues - Lot Maintenance	219,110	219,110
Advertising	450	450
Interest	<u>3,000</u>	<u>3,000</u>
Total HOA Operating Income	331,172	331,172

	2025 Actual as of 9/23/25	2025 Budget	2026 Proposed Budget
Operating Expenses:			
Annual Meeting		75	100
Irrigation Repairs	8,940	12,000	14,000
Landscape Projects	793	1,500	1,000
Snow Removal	1,330	1,000	1,500
Legendary Maintenance Contract	208,952	281,960	281,960
Pond Maintenance	2,381	4,000	4,000
Tree Maintenance	-	12,000	11,000
Electric	5,287	9,000	9,500
General Maintenance	493	1,500	1,500
Insurance	1,290	1,285	1,600
Legal Fees	-	1,000	1,000
Miscellaneous	368	1,052	992
Newsletters & Directories	314	700	800
Office Supplies		600	500
Social Committee	(81)	1,500	1,300
Federal Tax and City Water Fee	<u>3,157</u>	<u>2,000</u>	<u>420</u>
Total Operating Expenses	233,224	331,172	331,172

Call for Board Members

Board members are voted on at the annual meeting in November. There are 3 Board vacancies for the 2026 HOA Board. We need the following:

- * 1 resident living in a Cluster Home (Parkwood)
- * 1 resident living in a Single-Family Home (Creekside, Sandy Bottom or Oakside)
- * 1 at Large (can live anywhere in the Village)

Please consider becoming a member of the HOA Board. Our community has remained a desired place to live as a result of those residents who volunteered their time, their past experiences and their willingness to maintain the Village by serving on the Board and on various committees. For those new to the neighborhood, it's a great way to meet your neighbors and make new friends as well as understand how our community works.

If you are interested in serving on the Board, please contact one of the board members (contact info on first page) or send your bio to vttchoa2011@gmail.com. Additional information about Board membership can be found in the VTTC HOA Inc. By-Laws. A copy is available on the VTTC webpage.

www.thevillageattonytankcreek.com

HOA Board Candidate Bios

(as of 10/1/2025*)

Greetings, neighbors! My name is **Wendy Simpson**. I've been a resident of the Village for 9 years and live at 210 Spring Crest. I'm a Pennsylvania native and, in 1997, moved to Salisbury from Memphis, TN when I divorced. After high school, I earned a BS in sociology from Juniata College in PA and later a master's degree in social work from the University of Tennessee. My career as a clinical social worker gave me the opportunity to pursue my life-long passion for the treatment of mental illness. My practice as a psychotherapist with adolescents and adults took me to jobs in psychiatric hospitals, outpatient group treatment settings and as an individual therapist. I have 2 children and 4 grandchildren. I currently work part-time as a Patient Actor in the Salisbury University nursing department's Henson Medical Simulation Center and I enjoy water exercise, reading, book clubs, crochet, sewing and socializing with friends.

I feel fortunate to live in this community and would like the opportunity to contribute to its continued success and appeal. The exceptional appearance of the community and the long-time success and stability of the HOA were major factors in my purchasing a home here.

*Candidate bios received after 10/1/2025 will be available at annual meeting

Call for Committee Members

Each year at the HOA Annual Meeting sign-up sheets are made available for residents to volunteer to join a VTTC committee (list of committees on front page). Committees offer support to the Board in handling various tasks that make this community as desirable and enjoyable as it is. If you are interested in working with one of the committees and are unable to attend the Annual Meeting please contact the current chair, a board member or send an email to vttchoa2011@gmail.com

Committee chair is needed for the Newsletter. Additional committee members are needed for the:

- * Architectural Review Board (ARB)
- * Audit
- * Government Affairs
- * Irrigation
- * Newsletter
- * Safety
- * Social Committee

Please consider offering your help for our community!

Social Committee – Jenny Hastings/Betsy Becker

The annual VTTC Fall picnic was a wonderful success. The weather was beautiful, the food delicious and the neighborly interaction of our residents made the afternoon very enjoyable. Thank you to the Social Committee members for a job well done.



ARB Committee – Chris Nunzio

Please remember, Architectural Review Board approval is **required** for any changes to the outside of your home. Please review your copy of the ARB guidelines before making any changes/repairs/updates to the exterior of your home. If you have misplaced your copy or did not receive a copy at the time you purchased your home, the ARB guidelines are available on the VTTC website. ARB review forms are also available on the VTTC website. Any questions, please contact me at 410-430-2692.

Directory – Pam Johnson

As a neighborhood, we have no official method of being notified when a change of ownership occurs in the Village. If you are aware of a new neighbor on your street, please let us know. This can help us keep our Directory current.

If you are a new resident and need to add your contact information or if you are a current resident that needs to update your information to the resident directory, please let us know.

You can send your name, street address, phone number and email address to vtchoa2011@gmail.com or mail a note to VTTC, Box 3595, Salisbury, MD 21802-3595.

****This information will be used ONLY for the VTTC directory, newsletter, and any VTTC emergency or other official contact that may need to be made. It will not be posted on VTTC website. Please do not share the directory with nonresidents. Thank you for your help.**

VTTC Website and “Information” News - Pam Johnson

Just a tip if you have bookmarked our website: you might want to “refresh” the home page after you open it. I have noticed that sometimes updates don’t appear otherwise. <https://www.thevillageatonytankcreek.com>

Community Bulletin Board

Did you know there is a weather resistant Community Bulletin Board on Oakside Circle? A new piece of plexiglass has been installed and it is "back in business. If you have a notice you’d liked placed on the bulletin board contact Jane Burt (410-726-0433).

VTTC Legendary Seasonal Services – Fall/Winter 2025

(Office 410 341-0948)

Weekly mowing is scheduled for Thursdays. This, of course, is weather dependent.

Irrigation schedule is flexible, depending on the weather conditions.

October Schedule:

- *Pruning of evergreen shrubs and perennials after 2nd frost
- *Flower rotations taking place
- *Redo landscape beds
- *Overseed prior to 10/15
- *Leaf removal will begin mid-October

November Schedule:

- *Contact office to schedule snow removal

*****All dates are approximate and depend on weather conditions*****

Please do not ask Legendary employees to look at **landscaping/irrigation** issues while they are working. Call Legendary directly at (410) 341-0948 to have those resolved

Mosquito Control / Spraying – Michele Gargiliano

Several neighbors have inquired about Mosquito Control / Spraying in our development.

According to Wicomico County Mosquito Control, which is contacted by the City of Salisbury, mosquito samples are taken within the city limits to determine if the population of mosquitoes warrant spraying. If concentration limits are met the Wicomico County will spray. This is typically done after 10:00 pm on Wednesdays.

To avoid breeding mosquitoes, manage standing water and eliminate potential breeding sites. Here are some effective strategies:

Empty and drain all containers that collect water, such as flower pots and bird baths, regularly to prevent mosquito breeding.

Cover water storage containers to prevent mosquitoes from laying eggs in the water.

Maintain gutters and downspouts to ensure proper drainage and prevent water accumulation.

Inspect your yard for common mosquito breeding sources and remove them promptly.

De Natura - John Groutt

The City of Salisbury has received grants to cover the costs of purchasing and planting native trees within the city limits. The VTTC Board has voted to take advantage of this opportunity to add trees worth thousands of dollars to beautify the Village while increasing property values and offering a more attractive landscape. The only expense for us for this project will be the eventual modest cost of maintenance after the first two years.

We will proceed slowly selecting locations on community property, around ponds, larger open spaces, and a few street locations such as replacing fallen trees along the entrance section of Village Oak Drive. We will have the consulting help of a landscape architect to select species that are appropriate for the locations and spaces to avoid the type of issues and costs caused by the giant sycamores which are being toppled by severe storms.

This will add thousands of dollars' worth of attractive setting to the Village while lowering outside temperatures on extremely hot summer days. This past summer a comparison between the surface temperature of asphalt in the sun on the street and on my nearby driveway shaded by a tree was a lower difference of 17 degrees Fahrenheit. The black asphalt, cement of sidewalks, and roofs of our houses serve as heat sinks retaining the heat of the sun while trees that shade those areas clearly lower the temperatures by a substantial amount. The result is a much more pleasant outside while lowering air conditioning bills and increasing the beauty of the neighborhood and the values of our homes. We hope you will enjoy the results of our effort.

If you want more information, feel free to contact me at jwgroutt@hotmail.com.

Gentle Reminders

Since 2003, the newsletter has been used to remind residents of “housekeeping tasks” covered in our CCR’s, By-Laws, ARB guidelines and City ordinances.

Please remember to:

- obey 25 mph speed limit
- check to see if home needs to be power washed
- submit ARB form for **all** work to be done to the exterior of your home
- clean up dog litter
- do not walk pets on the grassy area inside Oakside Circle

Area Activities

The Fruitland Volunteer Fire Company Ladies Auxiliary lunches (drive thru only) will be held on the following dates:

Mark your calendar for fall lunches:

October 10th Orders are due by October 6th

November 14th Orders are due by November 10th

Please note pre-orders are required.

The menu includes Oyster Fritters (\$12), Chicken Salad by the pint (\$8), Vegetable Beef Soup or Dumplings in Broth (pints \$6 / quarts \$12). Brownies and cookies are available for \$1 a bag on a first come, first serve basis. Call Betty, 410-749-1421, Monday-Friday between 9 am and 5 pm to order.

The **Bookmobile** is scheduled to visit the Village on:

Friday, October 10th - 12pm-1pm

Monday, November 10th - 12pm-1pm

Monday, December 8th - 12pm-1pm

Monday, January 12th - 12pm-1pm

MAC Inc is offering the following programs:

Bingo will be held on Saturday, November 15th at the Willards Lions Club. Doors open at 4:00pm. There will be prizes for best sweaters, cash and basket prizes and chance auction. Tickets on sale now!

Visit: <https://macinc.org>

Boscov’s Friends Helping Friends (in-store and online). Shop one day only – October 22, 2025 – 8am-11pm.

Donate \$5 and enjoy a 25% discount shopping pass and register to win a \$100 Boscov’s gift card.

Purchase at Mac’s front desk. 100% of your donation goes to MAC.

Household Hazardous Waste Day will be held Saturday, October 18th, 2025 8:00am - 2:00pm @ Newland Park Landfill. Open to Wicomico County Households with valid proof of residency. Sponsored by the Maryland Dept. of the Environment and Wicomico County.

For more information visit: <https://www.wicomicocounty.org/DocumentCenter/View/7575/Household-Hazardous-Waste-Day?bidId=>

The Village Times will be emailed to all residents for whom an email address is listed in the Village directory, and mailed to those who do not have email.

CONTRIBUTIONS TO YOUR NEWSLETTER ARE SOLICITED. If you have a story about a wonderful travel experience, a book review on what makes your latest read a particularly enlightening/enjoyable experience or if there is some issue regarding life in the Village (or the larger community) that concerns you, submit your comments. If you know of community activities that residents may be interested, please send that information to be included in our newsletter. Contributions for the January Newsletter must be received by January 2nd, 2026.

Thank you to our advertisers:

The businesses listed below support our community and our website with their advertisements.



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