

SPRING Green Acres NEWS

Spring
March
2025

Green Acres Civic Association • PO Box 295 • Claymont, DE 19703

www.greenacrescivic.org

Mark Your Calendars

Easter Egg Hunt	Sat., April 12, 11:00 AM at Green Acres Pool
Spring community yard sale	Sat.-Sun., May 17-18, 8:00 am - 2:00 pm

Current Green Acres Civic Association Officers

Dave White, President	302-479-9221
Anita Nicholson, Vice President	302-354-0947
Ted Carl, Treasurer	570-350-2728
Lois Helmerson, Corresponding Sec.	302-478-1095
Saundra Hayward, Recording Sec.	302-463-9982
Mike Curry, Newsletter Editor	302-477-1150

Important Numbers To Have Handy

County Council Rep.: John Cartier	302-395-8348
County Executive: Marcus Henry	302-395-5101
State Rep. (RD6): Debra Heffernan	302-577-8476
State Senator (SD1): Dan Cruce	302-744-4147
Governor: Matt Meyer	302-744-4101



School board election

There will be a School Board election on May 13, 2025 for three seats in the Brandywine District. Polls will be open from 7 a.m. to 8 p.m.

For more information about the election, visit: <https://elections.delaware.gov/school/brandywine/board/2025/index.shtml>

Whether you have school-aged children or not, you are affected by Brandywine School District schools and should vote in school board elections. Strong public schools strengthen communities and contribute to better social and health outcomes. They attract families and businesses, reduce crime, and raise property values. Voting in school board elections is crucial for holding officials accountable for children's futures and community well-being.

There will be a candidates forum Tuesday, April 29 from 5:30 p.m. to 8 p.m. at Brandywine High School. No further information is available at the time of publication.

Pool season approaches!

Hello from "the pool" to all our Green Acres neighbors! It's hard to believe it, but the summer is quickly coming. We'd love to have you join us this year!

Longtime pool members and GA residents will tell you that the pool is a great way to cool off on a hot summer evening and a great way to get to know your neighbors. We've already begun planning our calendar for the 2025 season. Popular events returning include Burgers & Brew, and Tacos & Ritas.

All kids are welcome on our swim team, the Darley-Green Acres Narwhals, where, under the leadership of Coach Catherine Broadway, we've won the league sportsmanship trophy for two years running.

For more information, please reach out to greenacrespoolcontact@gmail.com or visit our website at <https://www.greenacresswimclub.com/>

Bellevue Park & state park passes

We hope all Green Acres neighbors are already familiar with Bellevue State Park, a beautiful public resource a mere two miles from our neighborhood. Now that spring is here, Bellevue can be a great place to enjoy nature or get some outdoor recreation like disc golf, cycling, fishing, or strolling around the 1 1/8 mile track. You can find the park's calendar of organized events at <https://www.destateparks.com/park/bellevue-state-park/>

March 1 was the start of fee season for all Delaware state parks, including Bellevue. Daily entry fee for Delaware-registered vehicles is \$4. Annual passes for unlimited entry are available for \$18 to seniors (62-years and over) and \$35 for others. Delaware residents who are 65 years of age and over can get a lifetime pass for the one-time cost of \$65 – a really great deal!

To order passes online or for more info: <https://www.destateparks.com/passes-permits-and-fees/>



DELAWARE STATE PARKS
YOUR OUTDOOR ADVENTURE STARTS HERE

PLEASE WATCH YOUR SPEED!

Neighbors perennially complain to the civic association and on our community Facebook group about drivers speeding through the streets of Green Acres. They are outraged that anyone would value saving a few seconds of travel time over the safety of the children who live here. While it's not likely this blurb will change anyone's driving habits, we will keep saying it in hopes of preventing a tragedy: *Please slow down in the neighborhood!*

Spring lawn care tips from Scotts.com

Once temperatures are consistently above 55°F, it's time to prepare your lawn for growth and prevent weeds before they can start growing. Feeding your lawn with fertilizer or lawn food gives the grass the signal that it's growing time. Using a combined pre-emergent weed killer and fertilizer not only helps the lawn green up, but prevents weeds before they can start growing. When the grass gets tall enough, start mowing at the highest recommended setting for your grass. Cutting high allows the grass to grow stronger roots and thicker blades that shade the soil to prevent weed growth.

Help keep our storm drains clear

The rainy season will be here soon. We often notice the storm drain grates getting blocked by sticks, grass and trash, which causes water to flood the streets during heavy storms. If there is a storm drain near your home, be a good neighbor and periodically check to make sure it is all clear and ready to handle storm water runoff!

HOME SALES & REAL ESTATE TRENDS

Steve Shanus, long-time Green Acres resident and Patterson-Schwartz real estate agent, shares the following.

We have had a steady increase in home sale prices over the past few years. All indicators are predicting this to continue. Here are some statistics based on 78 sales I believe you will find helpful:



Year Median Sales Price

2020	\$326,250
2021	\$377,500
2022	\$410,000
2023	\$425,000
2024	\$435,000
2025	\$507,500*

* Estimated as of end of March 2025

The Patterson-Schwartz website offers this additional data about the New Castle County home sales market:

All New Castle County	January			Year To Date		
	2024	2025	Change	2024	2025	Change
New Listings	414	463	+ 11.8%	414	463	+ 11.8%
Closed Sales	310	391	+ 26.1%	310	391	+ 26.1%
Under Contract	370	395	+ 6.8%	370	395	+ 6.8%
Median Sales Price	\$315,000	\$350,000	+ 11.1%	\$315,000	\$350,000	+ 11.1%
% of Original List Price Received at Sale	97.5%	96.3%	- 1.2%	97.5%	96.3%	- 1.2%
Average Days on Market Until Sale	27	33	+ 22.2%	27	33	+ 22.2%

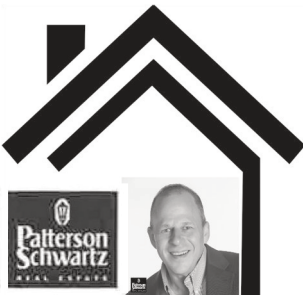

PLEASE PAY YOUR DUES!

Thank you to all who paid your 2025 civic association dues! As of mid-March, we are still missing payment from more than 100 of our 376 homes. Here are some of the things your \$35 annual GACA dues pay for:



- Snow plowing, salting and sanding of our streets
- Street lights
- Entrance island maintenance
- Newsletter, delivered four times a year
- Community large trash pick-up once a year
- Community yard sale twice a year
- Easter egg hunt, July 4th parade, block party
- Neighborhood directory
- Advocacy with state and county elected officials
- Cooperation with other local civic organizations
- General promotion of the safety, maintenance, well-being and enjoyment of our neighborhood

If you haven't paid yet, you can do so by check or PayPal. For details, go to <https://greenacrescivic.org/dues>

Steve Shanus
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Wilmington, DE 19810
Cell 302-893-2219
Of-ice 302-475-0800
Email Steve.Shanus@psre.com

I am your Green Acres Home Selling Specialist
with Over 32 Years of Experience



judithisabella
massage therapist

610 | 742-2419

PeacefulMassage@verizon.net

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