

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: August 25th, 2022

Application: 2022-06 Lands of Amelie Sloan

Applicant: Samuel Sloan, Jr. and Linda Sloan, Trustees of Amelie Sloan Trust
1099 Broadview Drive
Annapolis, MD 21409

Owner: Amelie A. Sloan Trust
5 Blackberry Lane
Harbeson, DE 19951

Site Location: The site is located on the northeast side of Cedar Lane a private street within the Pine Water Farms Subdivision.

Current Zoning: Agricultural Residential (AR-1)

Proposed Zoning: Agricultural Residential (AR-1)

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: District 4 – Mr. Hudson

School District: Cape Henlopen School District

Fire District: Indian River Fire Co.

Sewer: Sussex County

Water: On-site well

TID: N/A

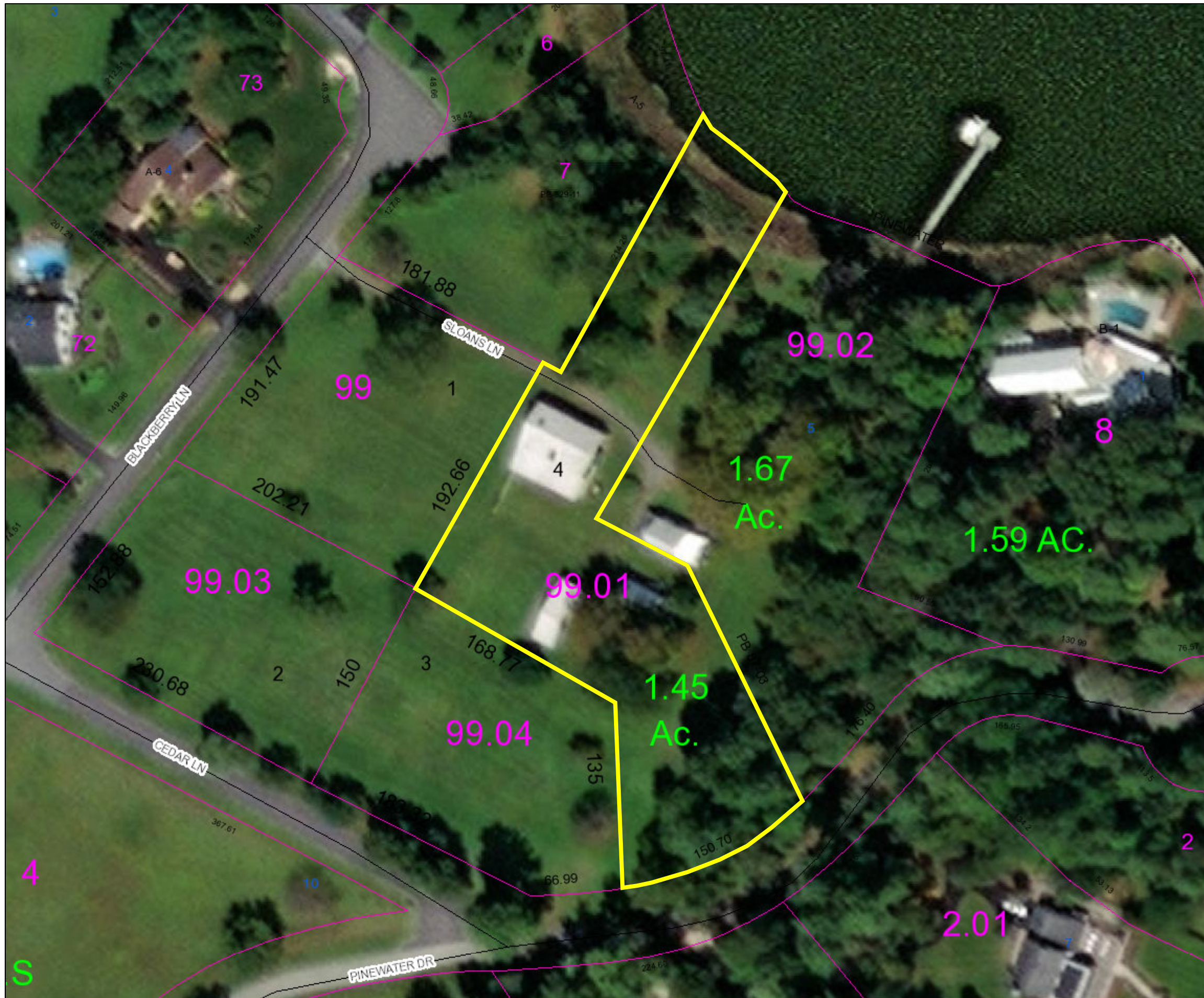
Site Area: 4.57 acres +/-

Tax Map ID: 234-17.12-99.01, 99.02, 99.03 & 99.04





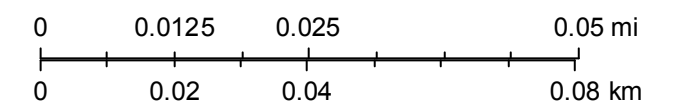
Sussex County



PIN:	234-17.12-99.01
Owner Name	SLOAN AMELIE A TRUSTEE
Book	2697
Mailing Address	5 BLACKBERRY LN
City	HARBESON
State	DE
Description	NW/PINEWATER DR
Description 2	68'E/CEDAR LN
Description 3	LOT 4
Land Code	

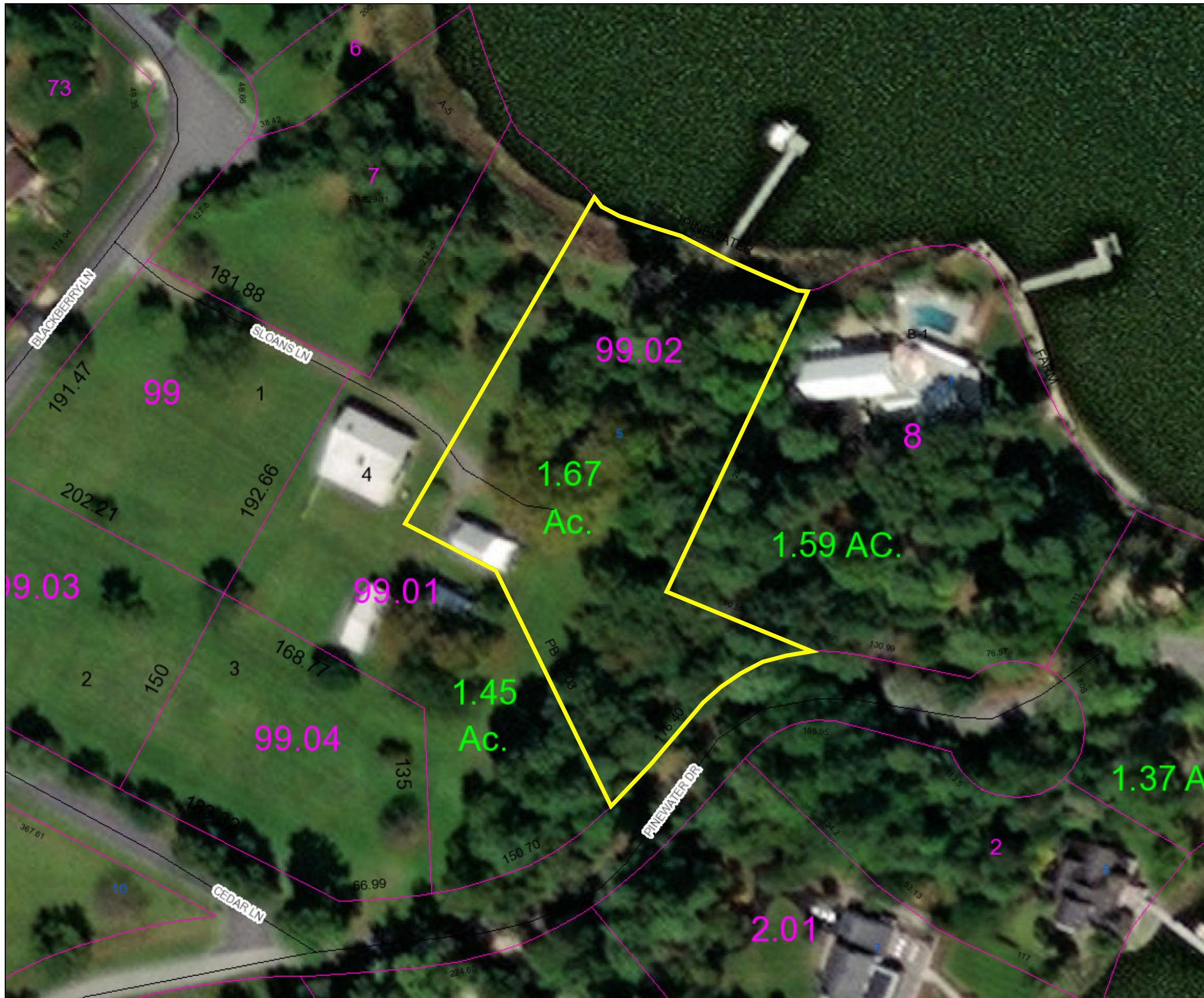
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- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets

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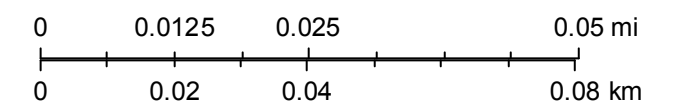
Sussex County



PIN:	234-17.12-99.02
Owner Name	SLOAN AMELIE A TRUSTEE
Book	2697
Mailing Address	5 BLACKBERRY LN
City	HARBESON
State	DE
Description	PINEWATER FARM
Description 2	
Description 3	
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- ⋮ Tax Parcels
- 911 Address
- Streets

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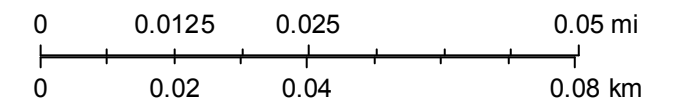
Sussex County



PIN:	234-17.12-99.03
Owner Name	SLOAN AMELIE A TRUSTEE
Book	2697
Mailing Address	5 BLACKBERRY LN
City	HARBESON
State	DE
Description	NE/CEDAR LN
Description 2	BLACK BERRY LN
Description 3	LOT 2
Land Code	

- polygonLayer**
- Override 1
- polygonLayer**
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- 911 Address
- Streets

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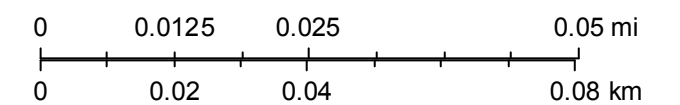
Sussex County

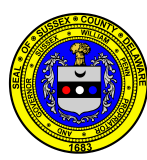


PIN:	234-17.12-99.04
Owner Name	SLOAN AMELIE A TRUSTEE
Book	2697
Mailing Address	5 BLACKBERRY LN
City	HARBESON
State	DE
Description	NW/CEDAR LN
Description 2	PINEWATER DR
Description 3	LOT 3
Land Code	

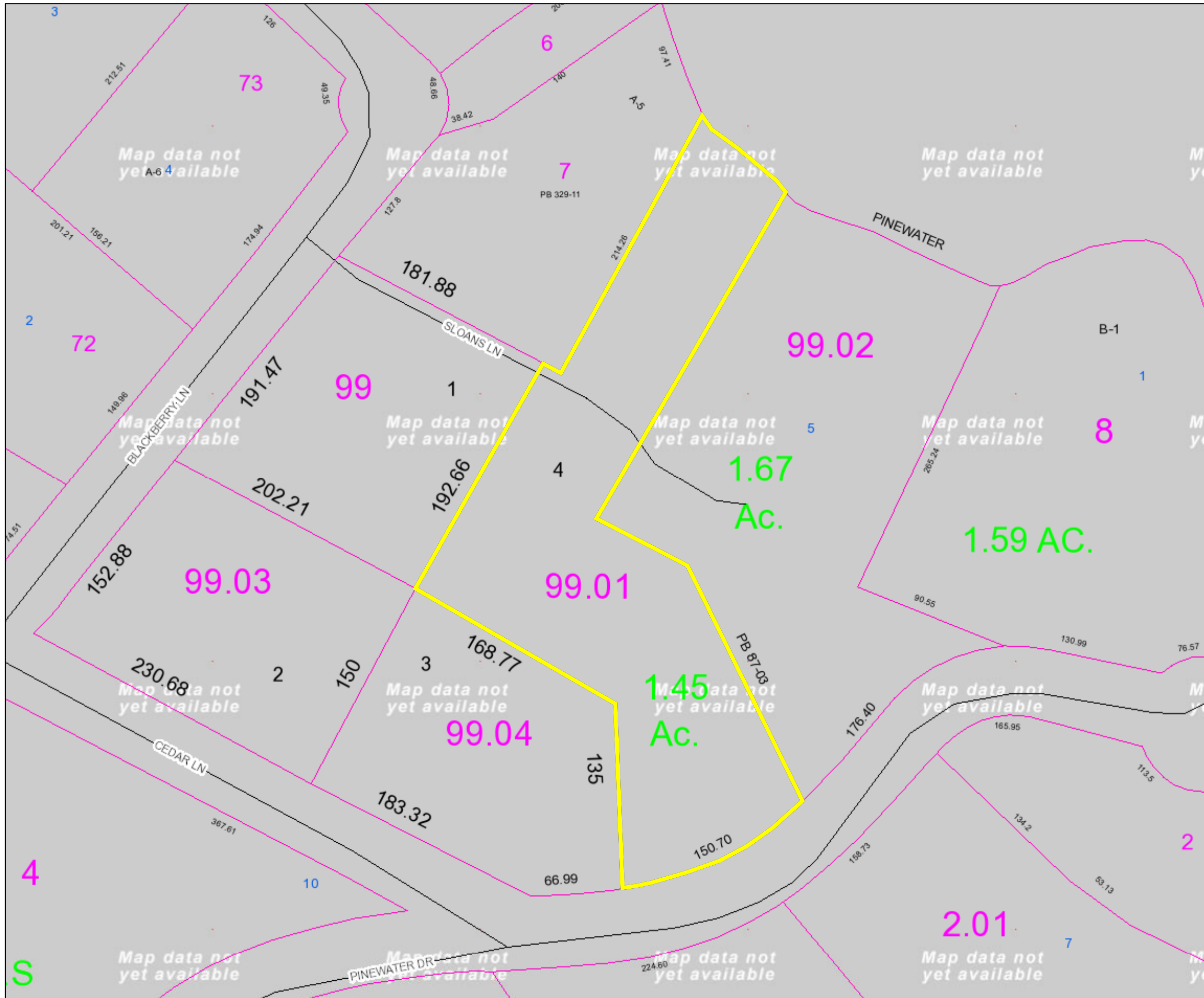
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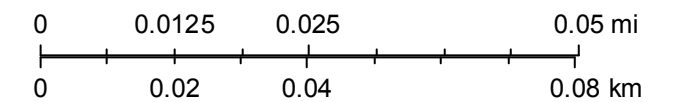
Sussex County

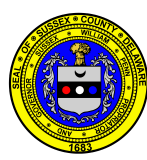


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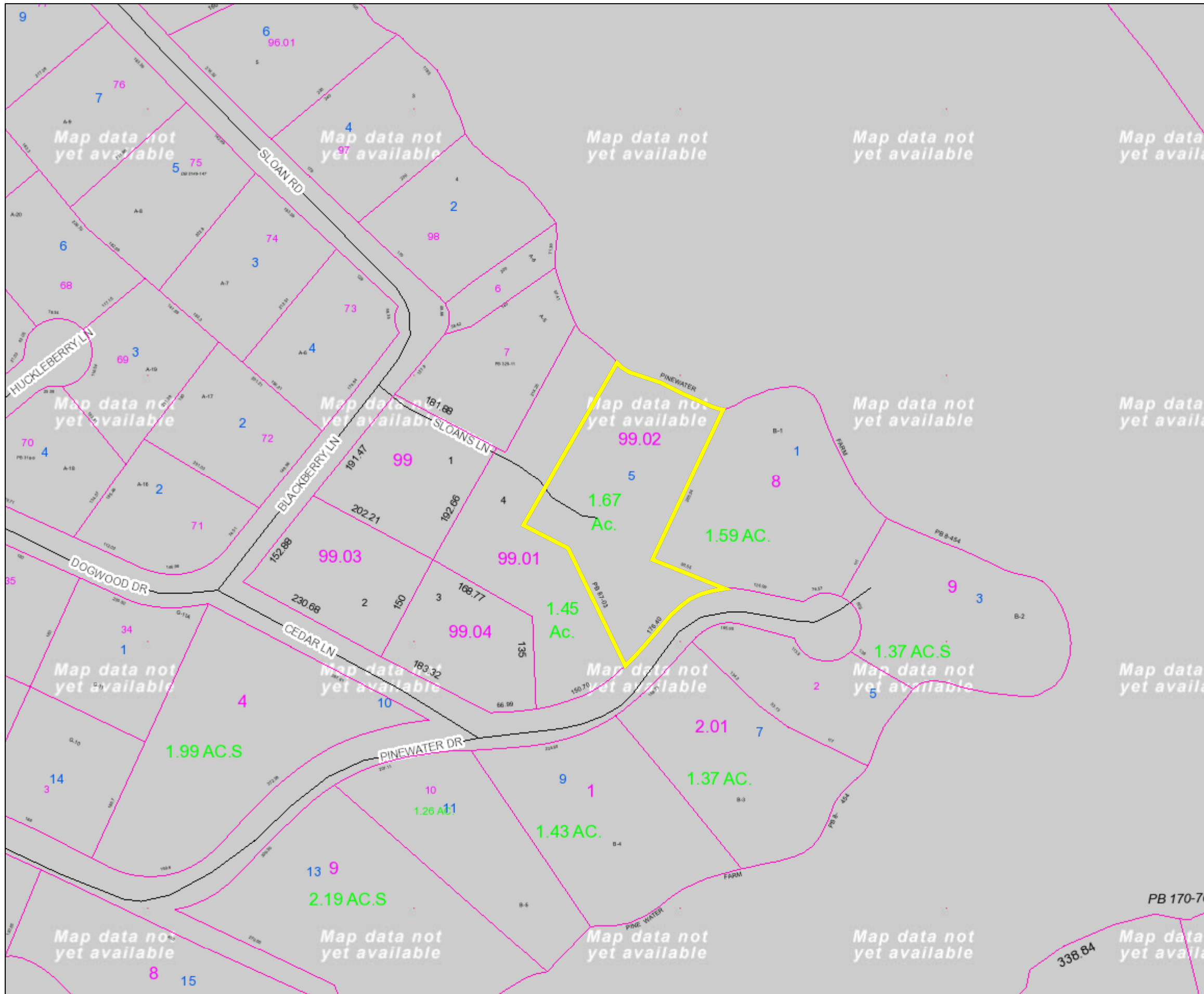
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Sussex County



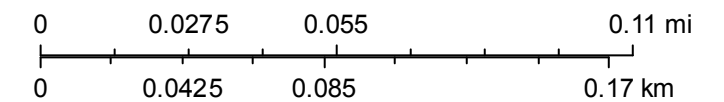
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City	HARBESON
State	DE
Description	PINEWATER FARM
Description 2	
Description 3	
Land Code	

- polygonLayer

 - Override 1
- polygonLayer

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- ⋯ Tax Parcels
- 911 Address
- Streets

1:2,257





Sussex County



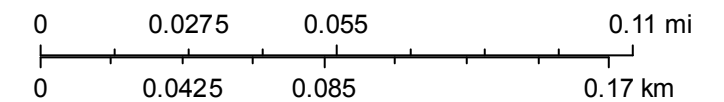
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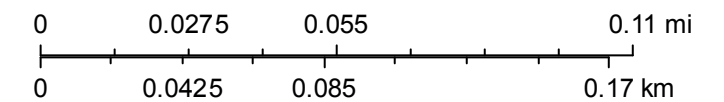
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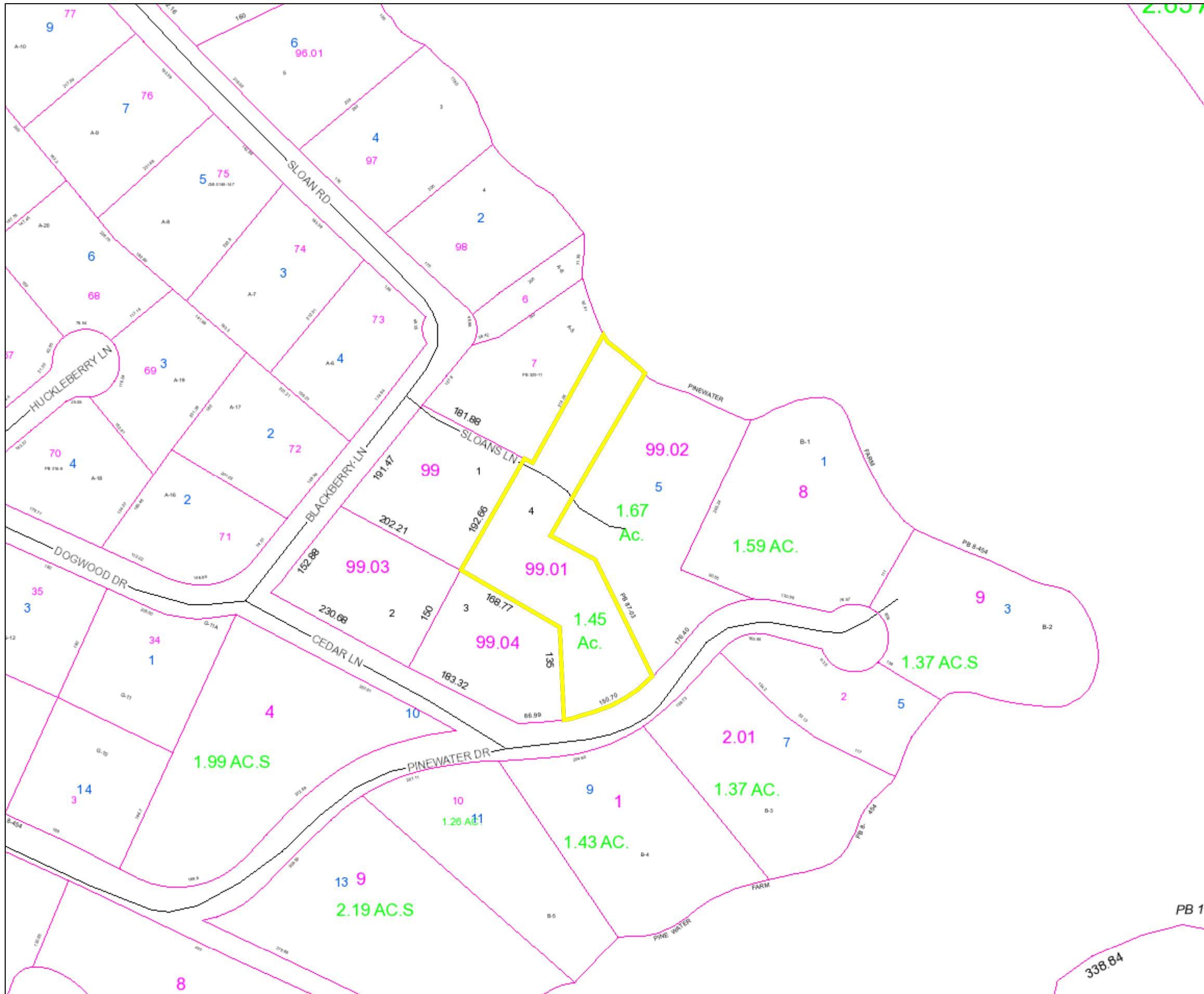
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Sussex County



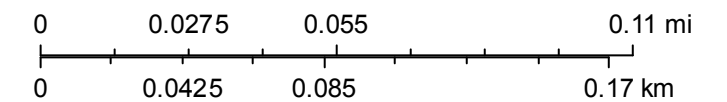
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- Streets

1:2,257



File #: 2022-06
Pre-App Date: _____

Sussex County Major Subdivision Application 20220335/
Sussex County, Delaware 52

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

RECEIVED
MAR 09 2022
SUSSEX COUNTY
PLANNING & ZONING 53
54

Type of Application: (please check applicable)

Standard:
Cluster: _____
Coastal Area:

Location of Subdivision:

PINEWATER FARM, INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Proposed Name of Subdivision:

AMELIE A SLOAN TRUST SUBDIVISION

Tax Map #: 234-17.12-99.02, 99.01, 99.03 & 99.04 **Total Acreage:** +/-4.57 acres

Zoning: ARI **Density:** .66 **Minimum Lot Size:** 20,000 **Number of Lots:** 4

Open Space Acres: NONE

Water Provider: None **Sewer Provider:** SUSSEX COUNTY

Applicant Information

Applicant Name: SAMUEL M SLOAN, JR AND LINDA J SLOAN, TRUSTEES OF AMELIE A SLOAN TRUST
Applicant Address: 1099 BROADVIEW DRIVE
City: ANNAPOLIS **State:** MD **Zip Code:** 21409
Phone #: (717) 880-9681 **E-mail:** sandlsloan@verizon.net

Owner Information

Owner Name: AMELIE A SLOAN TRUST
Owner Address: 5 BLACKBERRY LANE
City: HARBESON **State:** DE **Zip Code:** 19951
Phone #: None **E-mail:** None

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: JEFFREY CLARK
Agent/Attorney/Engineer Address: 32895 S COASTAL HIGHWAY, SUITE 202
City: BETHANY BEACH **State:** DE **Zip Code:** 19930
Phone #: (302) 539-2366 **E-mail:** jeffc@landtechllc.com



Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

___ Completed Application

___ Provide ten (10) copies of the Site Plan or Survey of the property and a PDF (via e-mail)

- o Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 & 99-24
- o Provide compliance with Section 99-9.
- o Deed or Legal description, copy of proposed deed restrictions, soil feasibility study

___ Provide Fee \$500.00

___ Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

___ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

___ PLUS Response Letter (if required) Environmental Assessment & Public Facility Evaluation Report (if within Coastal Area)

___ 51% of property owners consent if applicable

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Date: 3/4/2022

Signature of Owner

Date: 2/14/2022

For office use only:

Date Submitted: 3/9/22

Fee: \$500.00 Check #: 337

Staff accepting application: AL

Application & Case #: 202203351

Location of property: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Sussex County, DE
Treasury
P.O. Box 601
Georgetown, DE 19947
Welcome

33021768-0001 Lindsey S 03/10/2022 08:51AM

PERMITS / INSPECTIONS
SUBDIVISION - FEE
2022 Item: 202203351|Z005 500.00

500.00

Subtotal
Total

500.00
500.00

CHECK

Check Number 0337

500.00

Change due

0.00

Paid by: SAMUEL AND AMELIE SLOAN

SAMUEL & AMELIE SLOAN 337	
PAID TO: <u>Sussex County</u>	
DATE: <u>03-10-2022</u>	
AMOUNT: <u>500.00</u>	
BY: <u>Samuel M. Sloan</u>	
CREDIT UNION	

Thank you for your payment

Sussex County, DE COPY
DUPLICATE RECEIPT

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **7/29/2022**

APPLICATION: **2022-06 Lands of Amelie Sloan**

APPLICANT: **Samuel Sloan, Jr. and Linda Sloan, Trustees of Amelie Sloan Trust**

FILE NO: **HC-1.08**

TAX MAP & PARCEL(S): **234-17.12-99.01, 99.02, 99.03 & 99.04**

LOCATION: **Lying on the northeast side of Cedar Lane, a private street, within the Pine Water Farms Subdivision.**

NO. OF UNITS: **4 single-family lots**

GROSS ACREAGE: **4.57 +/-**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
 - a. If yes, see question (2).
 - b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 1**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**
- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Blair Lutz** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **N/A**
- (8). Comments: **Click or tap here to enter text.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
Blair Lutz

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **10/4/2022**

APPLICATION: **2022-06 Lands of Amelie Sloan**

APPLICANT: **Samuel Sloan, Jr. and Linda Sloan, Trustees of Amelie Sloan Trust**

FILE NO: **HC-1.08**

TAX MAP & PARCEL(S): **234-17.12-99.01, 99.02, 99.03 & 99.04**

LOCATION: **Lying on the northeast side of Cedar Lane, a private street, within the Pine Water Farms Subdivision.**

NO. OF UNITS: **6 single-family lots**

GROSS ACREAGE: **4.57 +/-**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 1**
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UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.
Lisa Walls
Blair Lutz

Fire Marshal Notes:

- 1. CULVERTS OVER TAX DITCHES WILL BE DESIGNED TO DELDOT STANDARDS TO SUPPORT ALL FIRE APPARATUS. (DESIGN BY OTHERS)
2. PROPOSED RESIDENTIAL BUILDING CONSTRUCTION WOOD FRAME TYPE "V" PER NFPA 220-000, STANDARD ON TYPES OF BUILDING CONSTRUCTION.
3. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THESE STRUCTURES.
4. ACCESS LANE TO BE PROVIDED.
5. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS

SITE DATA:

Owner's / Tax Map #

AMELIE A. SLOAN TRUSTEE
5 BLACKBERRY LANE
HARBESON DE 19951

Surveyor:

VISTA DESIGN, INC.
11634 WORCESTER HIGHWAY
SHOWELL, MD 21862
PH: 410-352-3874

Site Area

- LOT 1A 21,406 S.F. ± OR 0.49 ACRES ±
LOT 2 58,078 S.F. ± OR 1.33 ACRES ±
LOT 3 21,630 S.F. ± OR 0.50 ACRES ±
LOT 4 20,001 S.F. ± OR 0.46 ACRES ±
LOT 5 20,002 S.F. ± OR 0.46 ACRES ±
REMAINING LANDS OF PARCEL 99.02: 55,525 S.F. ± / 1.27 ACRES

Flood Zone

THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" (AREA OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) "X" SHADED AND ZONE "AE" G, WITH ADVISORY CROSS SECTION ELEVATIONS AT 6.2' PER FIRM MAP #100050341 K EFFECTIVE DATE MARCH 16, 2015

Notes

- 1. THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN.
2. THIS SURVEY IS BASED ON DEEDS AND PLATS OF RECORD OF SUSSEX COUNTY DELAWARE AS SHOWN.
3. THIS SURVEY SHOWS ONLY VISIBLE ABOVE-GROUND IMPROVEMENTS AND DOES NOT ADDRESS WETLANDS, CONTAMINATED WASTE OR TOXIC SOIL CONDITIONS, NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
4. THIS SURVEY ONLY CERTIFIES TO THE UNDERSIGNED OWNER/OWNERS OF THE LANDS DEPICTED UPON THIS PLAT AND DOES NOT EXTEND ANY GUARANTEES, WARRANTIES OR CERTIFICATIONS TO ANY OTHER PARTIES WHATSOEVER.

Zoning Information

EXISTING ZONING: AR-1
LAND USE: RESIDENTIAL / AGRICULTURAL
MAX ROOF HEIGHT: 42'
WATER: PRIVATE
SEWER: PRIVATE

Horizontal Datum

NAD 83/2011 DELAWARE STATE PLANE GRID

Vertical Datum

NAVD 88

Class Survey

CLASS "C" SURVEY

Purpose Statement

THE PURPOSE OF THIS SURVEY IS TO REVISE AND REASSEMBLE TO CREATE 5 NEW LOTS AS SHOWN. THIS PLAT SUPERCEDES PLATS 47/120 AND PLAT 87/103.

Surveyors Certification

I HEREBY CERTIFY THAT I AM A REGISTERED LICENSED SURVEYOR, IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVIVING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: DATE:

DOMINIC AGRESTA, PLS DELAWARE REGISTRATION# 757
11634 WORCESTER HIGHWAY
SHOWELL, MARYLAND
(410) 352-3476

Owners Certification

I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

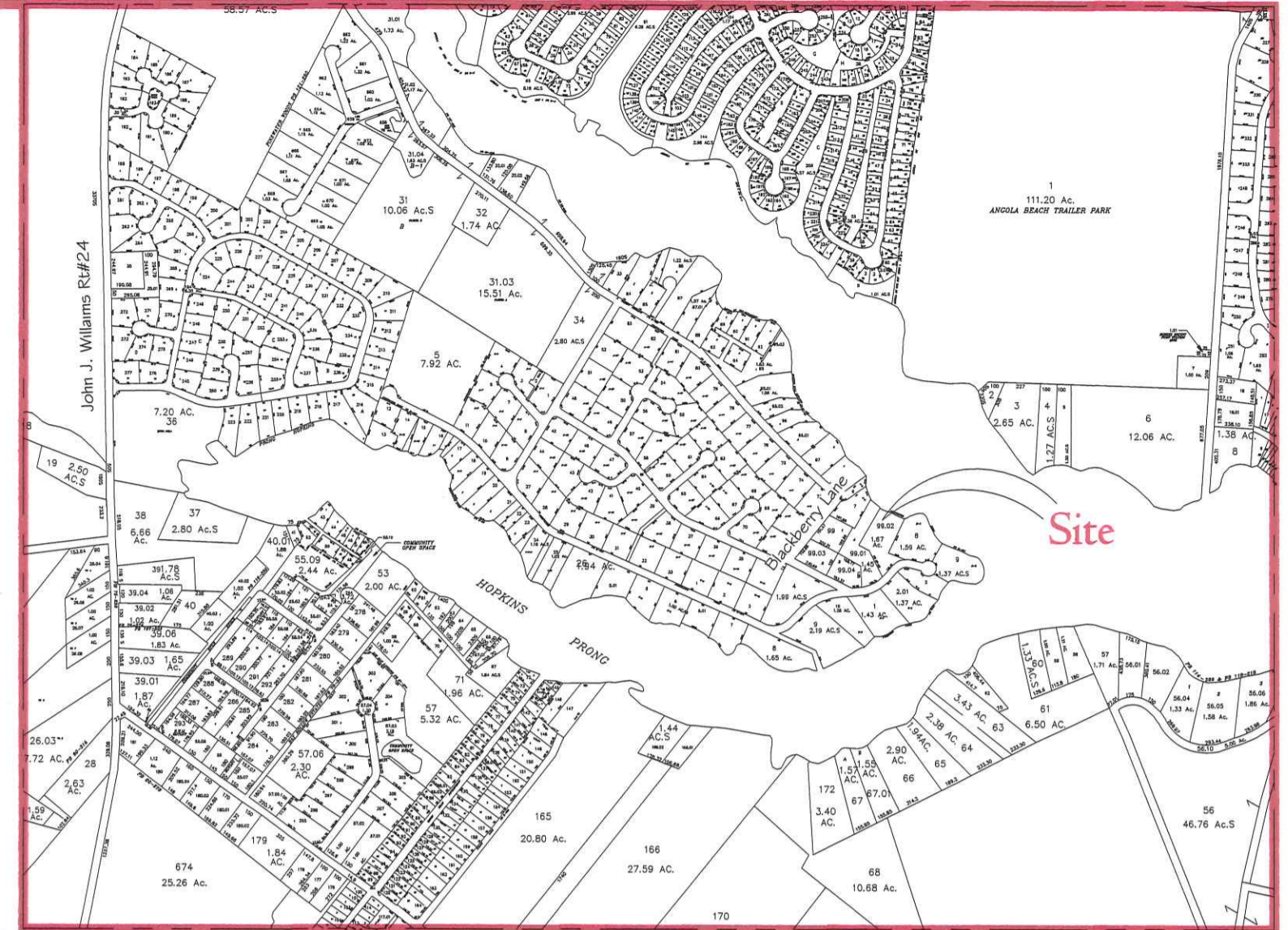
SIGNATURE: DATE:

AMELIE A. SLOAN TRUSTEE
5 BLACKBERRY LANE
HARBESON DE 19951

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

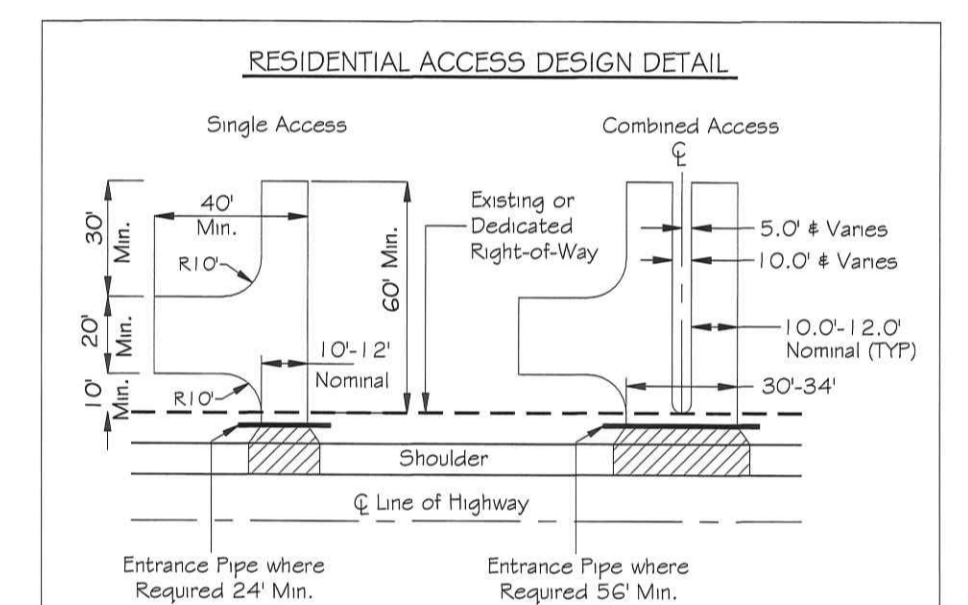
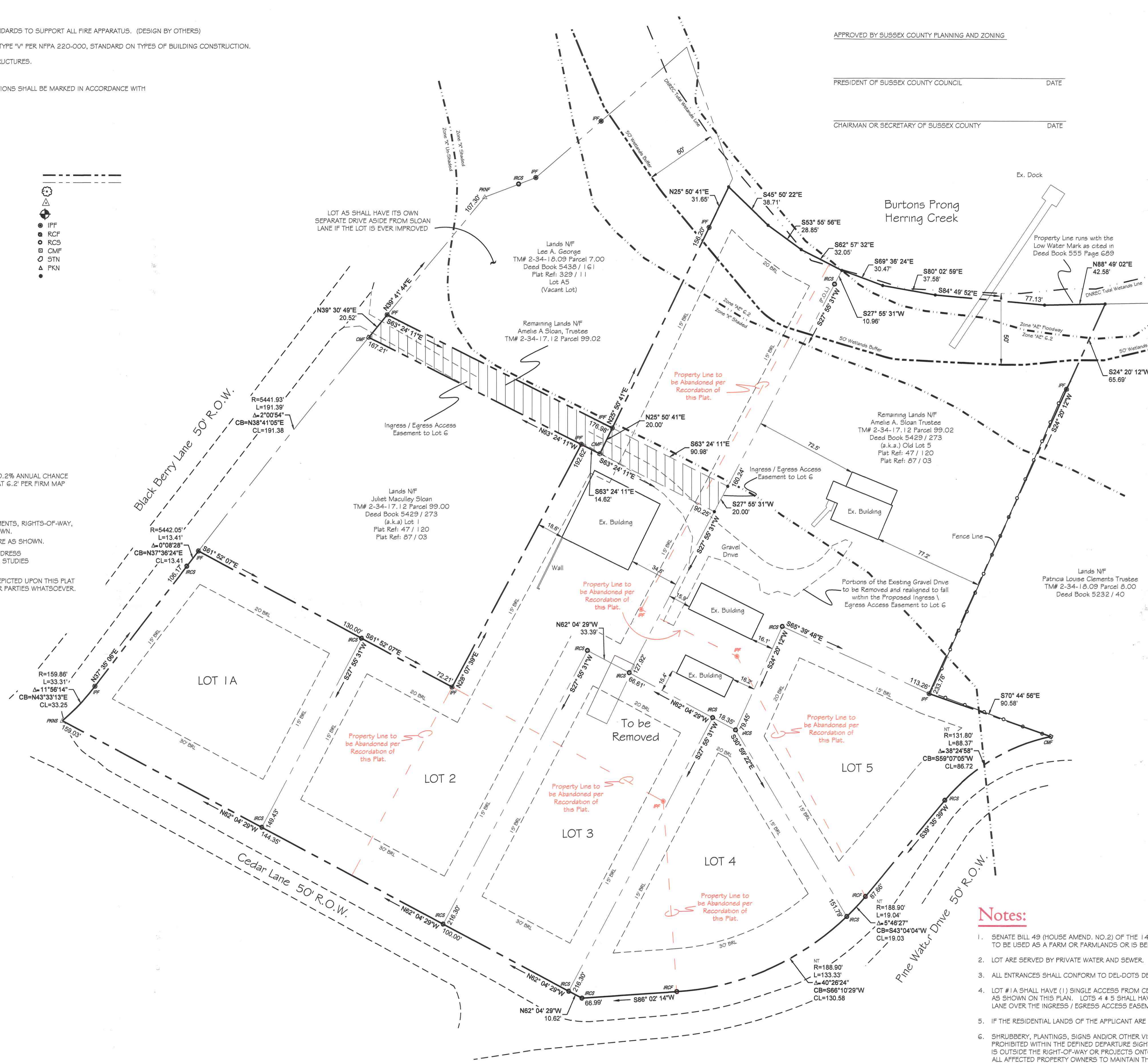
PRESIDENT OF SUSSEX COUNTY COUNCIL DATE

CHAIRMAN OR SECRETARY OF SUSSEX COUNTY DATE



VICINITY MAP

SCALE 1" = 2,000'



- Standard Notes:
1. Driveway widths may be increased with Del-Dots approvals for special purpose vehicles, i.e. Farm Vehicles, etc.
2. Minimum Residential Pavement Section - 6" Graded Aggregate Base Course
3. Access to Residential Lots Should be Limited to one Access Point. (See Section 7.2.3.1 for Exceptions)
4. Entrance Geometric shall Conform to Del-Dot Standard Construction Detail C-3
5. Where Driveway serves Two Adjacent Residences (Combined Driveway Access) the Driveway width at the Right-of-Way Line shall be a Min. of 29'
Supplemental Notes:
1. An Entrance Permit must be obtained for the Del-Dot District Permit Supervisor prior to any Construction Activities.
2. Sussex County Division for Del-Dot Entrance Permits 1-302-853-1342

Notes:

- 1. SENATE BILL 49 (HOUSE AMEND. NO.2) OF THE 143RD ASSEMBLY DOES NOT APPLY SINCE THE PARCEL(S) BEING SUBDIVIDED ARE NOT TO BE USED AS A FARM OR FARMLANDS OR IS BEING TRANSFERRED TO A FAMILY MEMBER(S) FOR THE PURPOSE AS THE PRINCIPAL RESIDENCE OR FARMLAND.
2. LOT ARE SERVED BY PRIVATE WATER AND SEWER.
3. ALL ENTRANCES SHALL CONFORM TO DEL-DOTS DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
4. LOT #1A SHALL HAVE (1) SINGLE ACCESS FROM CEDAR LANE ROAD AS SHOWN ON THIS PLAN. LOTS 2 & 3 SHALL HAVE (1) COMBINED SINGLE ACCESS FROM CEDAR LANE AS SHOWN ON THIS PLAN. LOTS 4 & 5 SHALL HAVE (1) COMBINED SINGLE ACCESS FROM PINE WATER DRIVE, REMAINING LANDS OF SLOAN SHALL BE SEVERED FROM BLACKBERRY LANE OVER THE INGRESS / EGRESS ACCESS EASEMENT AS SHOWN.
5. IF THE RESIDENTIAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS SHALL BE FROM AN INTERNAL SUBDIVISION STREET.
6. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
7. NO POSTED SPEED LIMIT SIGN FOR CEDAR LANE OR PINEWATER DRIVE ROAD, TWENTY FIVE (25) MPH USED FOR INTERNAL SUBDIVISION ROADS. (CEDAR LANE AND PINEWATER DRIVE FUNCTIONAL CLASSIFICATION IS SUBURBAN ROAD MAINTAINED BY THE STATE.
8. ENTRANCE PIPE IS TO BE FURNISHED BY THE PROPERTY OWNER AND CAN BE INSTALLED BY THE DIVISION OF HIGHWAYS UPON REQUEST. ALL CULVERT PIPE CROSSINGS WILL BE DESIGNED TO DELDOT STANDARDS TO SUPPORT ALL FIRE APPARATUS.

NOTE: This drawing, specifications, and work produced by Vista Design, Inc. (VDI) for this project are instruments of service for this project only, and remains the copyrighted property of VDI. Reuse or reproduction of any of the instruments of service of VDI by the Client or assignees without the written permission of VDI will be at the Clients risk and be a violation of the copyright laws of the United States of America and the respective state within which the work was completed.
NOTE: This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.

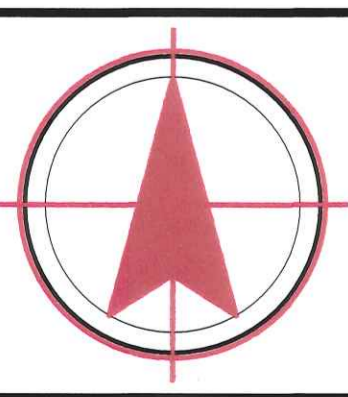
VISTA DESIGN, INC.
Landscape Architects, Land Planning Consultants, Engineers, and Surveyors
11634 Worcester Hwy, Showell, MD 21862
ph. 410-352-3874 fax 410-352-3875 email vista@vistadesigninc.com

LANDS N/F
AMELIE A. SLOAN
TRUSTEE

REVISED
REASSEMBLED
SUBDIVISION PLAN

PROJECT DATA table with columns for Tax Maps, Parcel, and Date.

REVISIONS table with columns for revision number and description.



Project No: 22-001
File Name: 21-072 SurvBase.dwg
Sheet No: I of I

July 28, 2022 @ 9:30am

Meeting with Sussex County Planning & Zoning

Members Present - Jamie Whitehouse, Elliot Young

Sam & Linda Sloan, Trustees of Amelie A Sloan Estate

1. Public Notice requirement in code, 200 feet of boundary of property of the application. Is this being followed?

a. Property owner outside of 200 ft. requirement has surveyed opinion and has sent email opposing application. This appears to be his opinion of the application.

2. Original Layout

a. Settling estate. Consensus of beneficiaries is to keep guest cottage with farmhouse, more efficient and easier to maintain. My mother was over 85 when she reconfigured this dogleg layout and my father, Sam Sloan, the original developer of Pinewater Farm had died 14 years prior to the change.

b. Dog leg lots too large and unwieldy and can be a maintenance problem.

3. New Layout

a. Farmhouse only will be accessed by implied easement. Other lots will have frontage on public road. See legal opinion.

b. Lot 2 already exists at 96' frontage on creek. Lots 1,3,4 & 5 satisfy 100' on public road and are minimum 20,000 square feet area requirement because they will be served by central sewer. Sloan Family Subdivision of 11 single family lots with minimum 20,000 square feet approved in April 2022 at other end of Pinewater Farm.

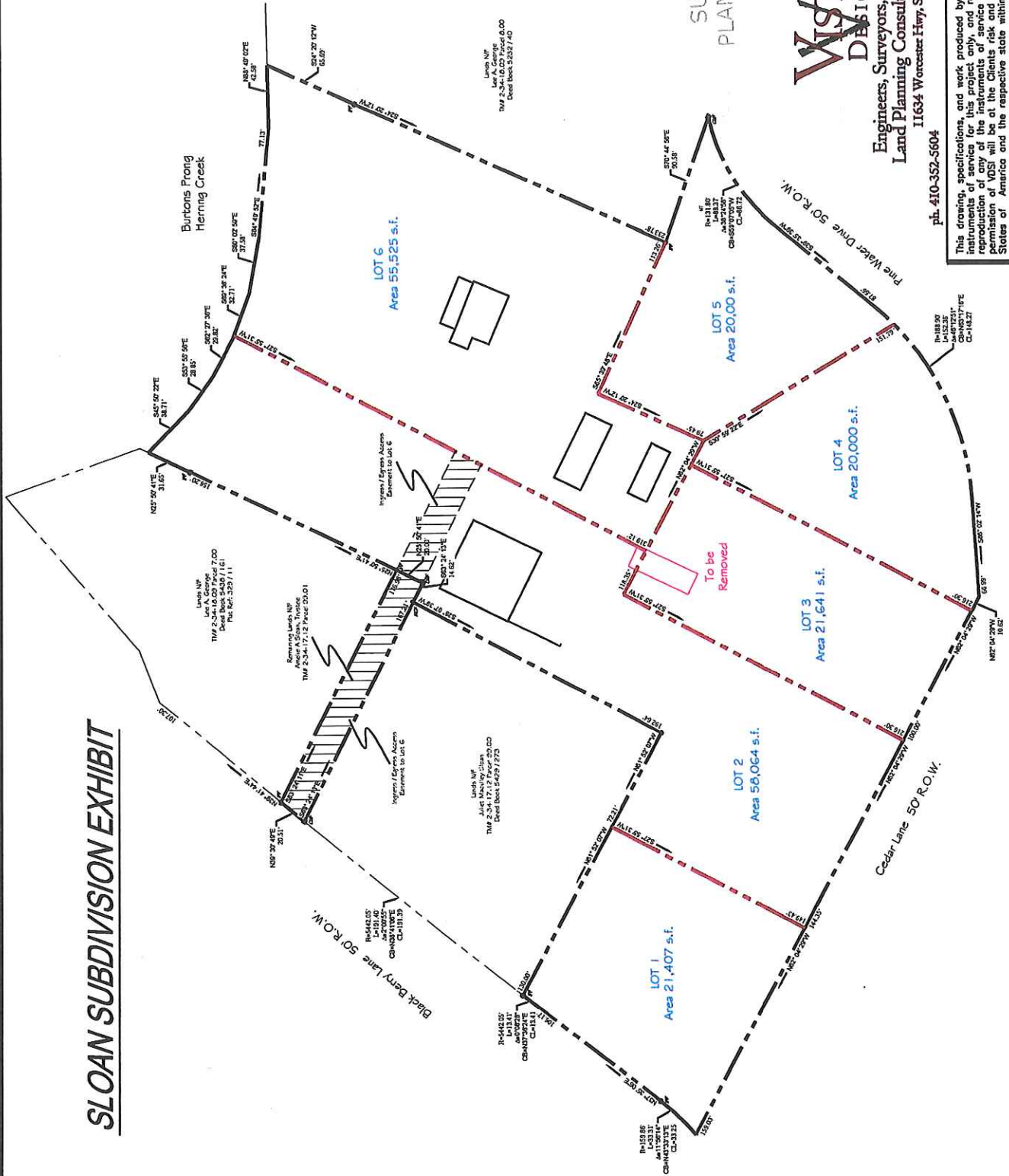
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JUL 28 2022

SUSSEX COUNTY
PLANNING & ZONING

Applicant
Exhibit

SLOAN SUBDIVISION EXHIBIT



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JUL 28 2022
SUSSEX COUNTY
PLANNING & ZONING

Applicant
Exhibit

WISTA
DESIGN INC.
Engineers, Surveyors, Landscape Architects,
Land Planning Consultants and GIS Specialists
11634 Worcester Hwy, Shrewell, MD 21862
ph. 410-352-5604
email wista@wistadesigninc.com

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DESIGNED BY:	VD	FIELD BOOK#	PAGE#	JOB#	21-072
DRAWN BY:	VD	DATE:	01/31/22		
CHECKED BY:	DLA	SCALE:	AS SHOWN		

Scale: 1"=100'

2-34-17.12#99

BURTONS PRONG
HERRING CREEK

LOT A-5
PINEWATER
FARM

APPROVED
as revised
UBL
7.26.04
SUSSEX COUNTY
PLANNING & ZONING COMMISSION

RECEIVED

JUL 28 2007

SUSSEX COUNTY
PLANNING & ZONING

Applicant
Exhibit

"SLOAN"

CEGAR DRIVE

PINEWATER DRIVE

361°59'23"E
14.67'

TO BE
REMOVED

BARN

SHED

508°37'10"E
75.00' 15'

1.45
AC.±

1.07 AC.±

R=131.80
A=88.74
Δ=28-34-41

R=188.98'
A=190.70
Δ=46-36-00

REVISED

SUBDIVISION OF TRACT NEAR
"PINEWATER FARM"

INDIAN RIVER HUNDRED, SUSSEX CO.
DELAWARE

FOR AMELIE SLOAN
#5 BLACKBERRY LANE
HARBESON, DE 19961

CHARLES L. COFFMAN II
LAND SURVEYING

P.O. BOX 1060 • BETHANY BEACH, DE 19930
302-537-1000 0303-04

NOTE: IF THE RESIDUAL LANDS OF
AMELIE SLOAN EVER DEVELOPS
AS A SUBDIVISION, THEN INGRESS
AND EGRESS TO LOT 4 MAY BE
REQUIRED TO BE FROM AN
INTERIOR SUBDIVISION STREET
AND ANY ACCESS TO COUNTY
ROADS MAY BE ELIMINATED.

NOTE: THIS PLAT SUPERSEDES PLAT RECORDED
IN PLAT BOOK B5, PAGE 4.

PB 87/03

Charles L. Coffman II 7/26/04
CHARLES L. COFFMAN II, DE. P.L.S. #505

From: Hutt, David C. DHutt@morrisjames.com
Subject: Sloan's Lane
Date: Mar 14, 2020 at 9:18:57 AM
To: sandlsloan@verizon.net

RECEIVED

JUL 28 2022

SUSSEX COUNTY
PLANNING & ZONING

Sam and Lyn,

Applicant
Exhibit

At long last, I have been able to complete my review of the title files that I received. Please note that I requested a full title search for the following two Sussex County Tax Parcels:

- Lot 1: SCTP No. 2-34 17.12 99; and
- Lot A-5: SCTP No. 2-34 18.09 7.00.

First, the record documents for these two lots do not show that an express easement was ever created across either of these two parcels.

Second, it is my opinion that the record documents coupled with the known history of the property would be enough to establish an "Implied Easement." This would likely have to be done through a lawsuit unless the other family members agreed to convert the "Implied Easement" to an express (and recorded) easement.

Attached is a copy of a Delaware case where the Court did not find that an Implied Easement existed, but did find that a prescriptive easement existed. I do not believe that a prescriptive easement exists but I do believe that there is sufficient facts and information to establish an Implied Easement. The reason that I attached the case is because it contains a good summary discussion of the elements of an Implied Easement. Those elements are as follows:

1. The relevant properties were owned by a prior common owner who customarily used one property to benefit the other;
2. The resulting "quasi-easement" was reasonably necessary to the enjoyment of the quasi-dominant tenement; and
3. The quasi-easement was apparent at the time that the properties were separated.

Attached are the following deeds and plots:

- A deed from 1972 (Deed Book 680, Page 294) for Lot A-5, in which the legal description and included survey describe one of the boundary lines of the property as "the centerline of Sloan's Lane." I have highlighted those references in yellow on the deed.
- The subdivision plot for Pinewater Farm from 1972 (Plot Book 8, Page 454) which plainly shows Sloan's Lane (and the house and outbuildings) on page 2.
- A deed from 1985 (Deed Book 1344, Page 224) for Lot A-5, in which the legal description and included survey shows the property line that was the "centerline of Sloan's Lane" moving approximately 20-30 feet closer to Burtons Prong. I highlighted the corresponding property "calls" in green on both this deed and the prior deed so that you can readily see the difference in the length of those two boundary lines.
- A slightly in-explicable plat recorded in 1991 (Plot Book 47, Page 120) which shows Sloan's Lane once again straddling the property line between Lot 1 and Lot A-5.

Setting aside the last plot (47/120), the history of this lane is borne out by your family's recollection and the recorded documents. I'm not sure why the last plat was recorded but it either (1) failed to take into account the movement of the lot line in 1985, or (2) moved that property line back. I favor the first of these options because I did not see a corresponding deed.

Assuming that an Implied Easement exists, it is also my opinion that it would be an easement appurtenant and would "run with the land." This means that it would continue beyond the current owner of the property.

Unfortunately, the "scope" of the Implied Easement would be sufficient to serve the existing home but not necessarily any other lots. The reason for this is that the other lot owners would have notice that the lane was reasonably

necessary for one home (the existing home) but not that multiple lots/homes would be accessed by the lane. In addition, it is my opinion that sewer for the existing home, so long as it was in the existing lane, would be something that the law would include within the scope of an Implied Easement.

Having re-read all of Julie's email correspondence, I would like to think that either a real estate professional and/or her attorney (or other financial/property adviser) could convince her that Sloan's Lane can exist beyond the present owner and that cooperation would be best for the entire family and does not "devalue" any of the lots. If efforts along those lines are not successful, Jeff Clark should be tasked with constructing a subdivision plan.

Please let me know if the above raises any questions and how you would like to proceed.

Thanks,

David

David C. Hutt

Partner

dhutt@morrisjames.com

Morris James LLP

ATTORNEYS AT LAW

107 W. Market Street | P.O. Box 690

Georgetown, DE 19947

T 302-856-0018 F 302.856.7217

856.0015



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2011-0...ed.PDF

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1972-0...ed.PDF

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Pinewater Civic Association
c/o Ken Sale
15 Pinewater Dr
Harbeson DE 129951
302-945-2095 ksale@aol.com

July 15, 2022

Jamie Whitehouse
Sussex County Delaware Planning and Zoning Commission
PO Box 417
Georgetown DE 19947
(by hand delivery and email pandz@sussexcountyde.gov)

Re: 2022-06 Amelie Sloan Trust (Tax Map 234-17.12-99.01, 99.02, 99.03, 99.04)

Dear Mr. Whitehouse,

The residents of Pinewater recently became aware that the Amalie Sloan Trust was proposing to reorganize three lots at the proverbial head and center of the Pinewater community. The end result will create five smaller more compact lots. The size of the new lots are inconsistent with the original design of the community which Sam and Amalie Sloan developed and helped oversee, with the intension of creating a closely knit community with "*spacious lots*" and open spaces for the community to enjoy. Many of the lots/homes have been enjoyed by families for over 50 years.

The residents of the community were informed of the intension to create smaller lots in what has long been considered the heart of the Pinewater community and have overwhelmingly signed a petition requesting that any reorganization or resizing of buildable lots remain consistent with the original plan of Pinewater Farm. Sam M Sloan's original Pinewater Farm brochure **described a community of "*spacious lots (30,000 - 34,000 square feet) – enough for both a home and a large garden*" (attached)**. The fourth bullet point in the same brochure reads: "***restrictions to protect property values and rights of property owners.***"

Most all of the long-time residents of Pinewater have stories to tell of how involved Sam and Amalie Sloan were in the community, even providing oversight for approving home plans at various times, so as to ensure the community remained just as they had intended. They were always an integral part of the Pinewater community and are missed by the Pinewater's long term residents who knew them.

Copies of the signed petition are attached, as is a map of all the residents who responded. It is safe to say that community appears to overwhelmingly agree when it comes to the lots in

question being part of the community and that any subdividing be consistent with the original intentions of Sam and Amalie Sloan, being 30,000-34,000 square feet in size. That is a fair and reasonable request to ensure that Pinewater remain as it has always been since it became a community.

On behalf of the Pinewater Farm community, thank you for your time and consideration.

Respectfully,

Kenneth Sale

Kenneth Sale
President, Pinewater Civic Association

Cc: Elliot Young, Christin Scott

Attachments: 1. Petition with Map of the respondents/respondent signatures
2. Original Pinewater brochure

Survey of Pinewater Farm Residents to determine their view of the proposed subdividing/reorganization of lots adjacent to and part of the Sloan Farmhouse.

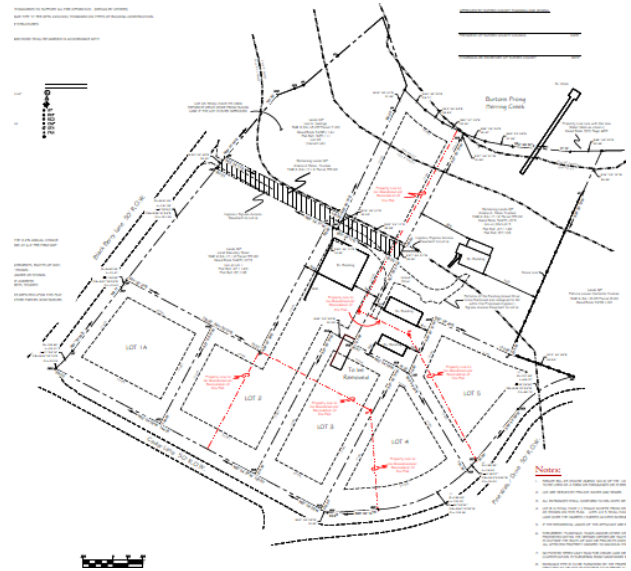
Background:

As a result of a Pinewater residents being asked to “sign off” on a request to subdivide/reorganize lots that are adjacent to their lot and the Sloan family farmhouse, the Pinewater Civic Association was made aware of the intention to subdivide lots that were previously 3/4 of an acre in size to five lots that are 1/2 acre or less.

Sam Sloan Jr. has yet to formerly notify the Pinewater Civic Association of his intentions but has already submitted to Sussex County Planning and Zoning, a preliminary request to subdivide the property arguing the property in question is not part of Pinewater.

When Pinewater was first established, Samuel M Sloan intended to create a development that offered: *(Copy of original print brochure attached)*

- **“Spacious lots (30,000-34,000 square feet) enough room for both a home and large garden”** *(Copy of original print brochure attached)*
- **Restrictions to protect property values and rights of property owners.**



The Sloan family, including Samuel Sr. and Amalie had always considered themselves to be part of Pinewater Farm. In fact, during a period as recently as several years ago before her passing Amalie Sloan personally provided architectural review and welcoming new homeowners to the neighborhood and was a member of the Pinewater Civic Association.

By signing below, you acknowledge that:

- 1. To the best of your knowledge, Sam Sloan Jr, or a representee on behalf of Sam Sloan Jr and/or the Sloan family, NEVER provided any detailed information relative to the lot subdividing/reorganization to the community, nor sought formal acceptance of the proposal.**
- 2. As a resident of Pinewater, you are stating that you DO NOT WANT the Pinewater community to be impacted by lots that are smaller size and homes that are closer together at the center of the Pinewater community. This would change the look and feel of all that is within the Pinewater community, destroying the open space that surrounds our homes and is inconsistent with the foundation for which the Pinewater community was founded.**
- 3. The location of the lots in question are not only adjacent to the lots and homes of other residents of Pinewater, they are also in the proverbial center of the community and in direct view of the common area spaces in Pinewater. As a result, subdividing these lots into smaller ones than those which were originally created and adjacent to other homes and lots within the community would not only change the look of the community but also could adversely affect the land/home values of adjacent lots/homes.**

4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
KATHY GREENE	Kathy Greene	5 Virden Lane	13.5	302-226-0473
KATHY GREENE	Kathy Greene	Pinewater Dr	13.5	302-226-0473
Janice Fipp	Janice Fipp	3 Virden Lane	1986-36 yrs	609.517.8113
Michael Murphy	Michael Murphy	3 MultiFarm	18	302-542-7522
James Joachimowski	James Joachimowski	6 Mulberry Lane	3	302-388-1864
EDWARD H. JOYNER III	Edward Joyner III	#1 VIRDEN LANE	37	302-945-1315
ROBERT MAEGERLE	R. Maegerle	33 PINEWATER DR.	60	302-947-1051
JOHN J. MAEGERLE	John J. Maegerle	30 PINEWATER DR.	4	302-299-8848
MARY A. KUCHARSKI	Mary A. Kucharski	3 CASSIOPUS LA.	6	302-593-5851
JOHN D. HEKILL	John D. HeKill	9 PINEWATER	57	302-945-0655
MARGARET CRAVEN	Margaret Craven	4 SLOAN RD	30	302-377-7729
DENNIS CRITCHER	Dennis Critcher	5 SLOAN	4	917-468-4832
FRANCIS J. BAKER JR	Francis Baker Jr	2 SLOAN	37	302-945-1595
MARK CLARK	Mark Clark	2 Blackberry Lane		302-420-7666
Sharon Fry	Sharon Fry	9 Sloan		540-395-2037
FRANCIS JAYSON	Francis Jayson	3 Sloan Rd	1	302-757-1028
Shawn Woolleyhan	Shawn Woolleyhan	7 Sloan Road	1	302-682-9191
Edwin McDonald	Edwin McDonald	13 SLOAN RD		302-947-9752
Mark S. Ayers	Mark Ayers	9 PINEWATER	29	302-545-7840
P. Clements	Patricia Clements	1 Pinewater	2	302-390-0600

4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
Kileen Dawson	Kileen Dawson	31 Pinewater Dr.	3	302-494-5531
Norma Parks	Norma Parks	26 Pinewater Dr.	40	302-9479002
JANE TAYLOR	Jane E Taylor	24 PINEWATER DR.	30	302 947 0194
JOHN HOPKINS	John Hopkins	22 PINEWATER DR	40	302-381- 841 1736
Michelle Dorand	Michelle Dorand	25 Pinewater	6	302-561-4320
Tom Gillen	Tom Gill	22 Pinewater	4 yrs	412-613-0902
Dean Stewart	Dean Stewart	21 Pinewater Dr	15	302-841-8419
Eloise Lee	Eloise Lee	18 Pinewater Dr	25	302-945-7652
Eloise Lee	Eloise Lee	5 Dogwood Dr	25	302-945-7652
Mike Brown	Mike Brown	17 Pinewater Dr.	2	703-994-9829
Lila P. Goodman	Lila P. Goodman	32 Pinewater Dr.	23	302-945-2173
Ralph Cobb	Ralph Cobb	35 Pinewater Dr	10	610-656-1025
ROSEMARIE SIMMONS	RoseMarie Simmons	117 PINEWATER DR	10	302-945-8732
William Hickman	William Hickman	115 PINEWATER DR		302-858-7460
LINDA ROONEY	Linda R Rooney	8 SASSIFRAS LA	6	302-330-4046
Paul Zarebicki	Paul Zarebicki	113 Pinewater Drive	15	302-945-5301

4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
Joyce Platt	Joyce Platt	15 Sloan Rd	20	302 947-2445
Barbara Hoffmann	Barbara Hoffmann	20 Sloan Rd	2	970 689-4344
RAY PETERSEN	Ray Petersen	23617 SLOAN RD	9	717-542-1632
Rick Ackerman	Rick Ackerman	4 Persimmon Lane	4	203 213 0153
HELEN M ABRAMS	Helen M Abrams	4 Blackberry Ln	37	302 945-2368
Jessie Achey	Jessie Achey	23387 Sloan Rd	22	302 947-2607
Carla Wdowski	Carla Wdowski	104 Pinewater Dr.	06	914-552-5444
Nancy Talley	Nancy Talley	102 Pinewater DR.	23	302-945-
Hedra Slomolucha	Hedra Slomolucha	30 Sloan Road	43yr.	302 845 1590
Pamela Reuther	Pamela Reuther	28 Sloan Rd	16 years	302-947-0904
JOANN HENNESSY	Joann Hennessy	5 Mulberry Ln	10 yrs	302 945-3534
Susan Gum	Susan Gum	17 Sloan Rd	4	302.945.5368
Edgen Polini	Edgen Polini	3 Waterside Ln	22	302-945-5549
Susan Lee	Susan L. Ames	8 WATERSIDE LA	15	302 545 6955
Joseph PARKER	Joseph Parker	11 SLOAN RD	23	302 388 8189
Rev. William T. Coon	Rev. William T. Coon	1 Dogwood Drive Harbom	36	302-945-4468

Survey of Pinewater Farm Residents to determine their view of assuming the financial, administrative, and potential liabilities associated with the proposed annexed Sloan family subdivision.

Sloan Family Subdivision Background:

In the fall winter of 2018, Sam Sloan Jr. presented to the community the desire to subdivide a 7.9 acre lot west of Pinewater of off Pinewater Dr. with the intension to sell single family lots to *be divided among the four Sloan family members*. He asked for consent by the community to ***“submit a plan for the subdivision”*** and specifically stated ***“it was not approval of the subdivision, only to submitting the plan to Sussex County.”***

The application was presented to Sussex County Planning and Zoning in April/May 2019, who were under the impression that Sam Sloan presented the plan to the Pinewater Community and that over 51% of the community voted to accept the proposed annexed submission as part of Pinewater and that Pinewater would accept responsibility for care and maintenance, administration and all liabilities pertaining to all additional common areas, as well as storm water management facilities.

Sussex County Planning and Zoning formally approved planned annexed subdivision in April of 2022 under the conditions that it would be part of Pinewater and the Pinewater would assume these responsibilities. The entire annex was then offered for sale to a builder or developer.

By signing below, you acknowledge that:

1. To the best of your knowledge, Sam Sloan Jr, or a representee on behalf of Sam Sloan Jr and/or the Sloan family, NEVER provided any detailed information relative to the planned annexed submission to the community, nor sought formal acceptance of the proposal.
2. As a resident of Pinewater, you are stating that you DO NOT WANT the Pinewater community to be responsible for the maintenance, oversight, and potential liabilities assocod with the administration and management of the proposed annexed subdivision.
3. Given the unique costs to the proposed annexed subdivision that would likely lead to an increase in homeowner association fees, without benefit to the rest of the Pinewater and its residents, that all costs related to administration, management and potential liabilities should be solely the responsibility of the future owners of those lots/home and only those lots/homes in the annexed subdivision.
4. I do not have any personal memory or recollection of ever being asked to provide a vote to accept the proposed annexed subdivision as part of the Pinewater community.

Name	Signature	Address (Number and Street)	Phone Number
DAVID RANKIN	David Rankin	20 PINEWATER DRIVE	302-947-2834
Myra Rankin	Myra Rankin	20 Pinewater Drive	3029472834
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

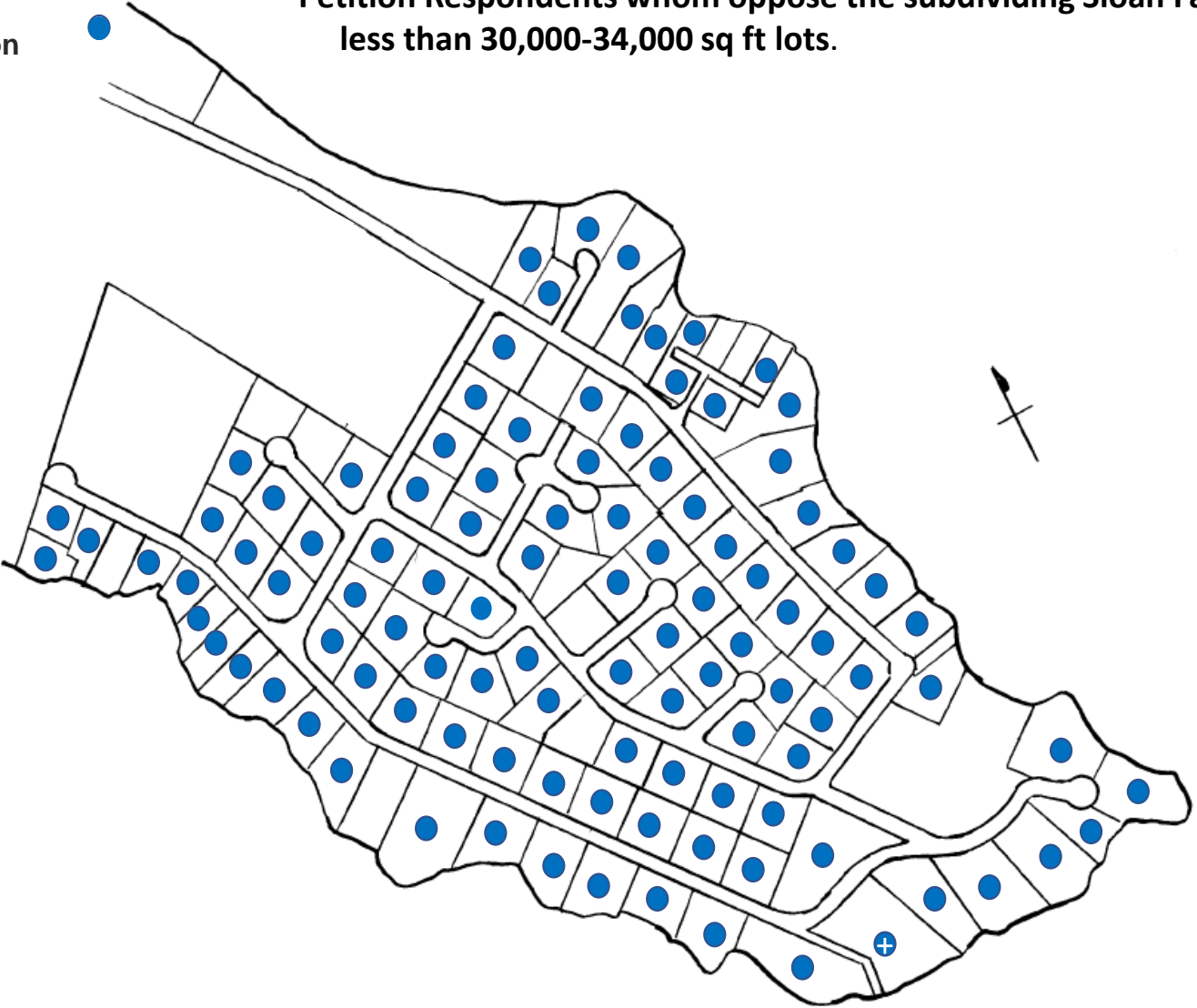
5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
Kimberly Zerkow	[Handwritten Signature]	1700 ...	32	(435) 970

Save Share

Petition Respondents whom oppose the subdividing Sloan Farm lots to less than 30,000-34,000 sq ft lots.

● Signed in favor of petition



Pinewater Farm

... an elevated peninsula radiating peace, quiet and seclusion ... the setting - a natural unspoiled landscape amidst the wildlife habitat of deer, ducks, geese, birds, fish and shellfish ... located only 8 miles from Rehoboth Beach ... direct access from a private docking area provided exclusively for Pinewater residents to the Rehoboth Bay (2.5 miles) or the Atlantic Ocean (7.5 miles) for all fishing and water sports.



Pinewater Farm is a restricted community with fine year-round and vacation homes. Here, discriminating families have contributed much to making this a most desirable place to live and one where values will remain at a high level.

For more information contact:

Samuel M. Sloan
Pinewater Farm
R. D. 5, Box 160
Harbeson, Delaware 19951
(302) 945-0842
(evenings & weekends)

Printed by Countion Press, Inc.

Georgetown, De.



Pinewater Farm



Advantages of the development . . .

Pinewater Farm is located 10 miles southwest of Rehoboth Beach, 1 mile east of Route 24 near Burton Pond in Sussex County, Delaware. This development, located on a peninsula bordered by Herring Creek, offers:

- spacious lots - (30,000 - 34,000 square feet) - enough room for both a home and a large garden.
- reasonable financing by developer.
- by boat, easy access to Rehoboth Bay and Indian River Inlet.
- by car, 15 min. drive to Rehoboth Beach, Lewes and Millsboro.
- restrictions to protect property values and rights of property owners.
- private boat ramp and recreation areas.

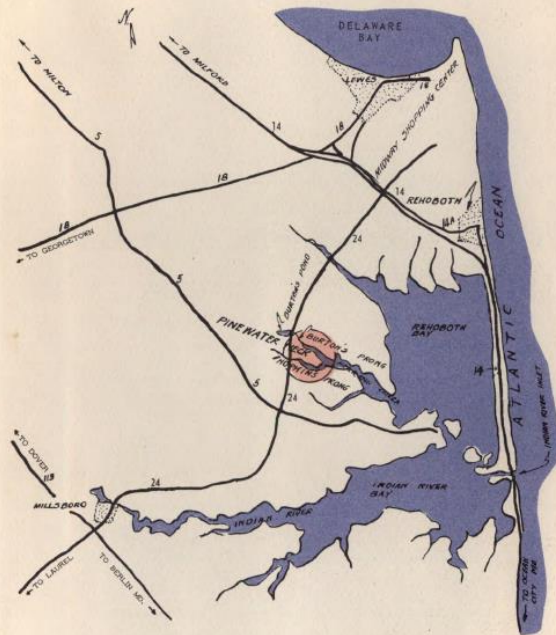
We feel that our limited development, unspoiled and controlled by restrictions, offers a permanent location to own a year-round home or an attractive seasonal home.

S. M. Sloan
Owner and Developer



See inside for detailed

Location . . .



map of Pinewater Farm.

August 20, 2022

Jamie Whitehouse
Sussex County DE Planning and Zoning Commission
P.O. Box 417
Georgetown, DE 19947
Cc: Elliot Young

Re: August 25, 2022 Public Hearing of the Sloan Trustee Property

Dear Sir:

I am a long-time resident of Pinewater and moved here because of its generous lots and its residents who have a strong sense of community values which included Sam and Amelie Sloan. I feel safe and very comfortable walking my little dog around our community, enjoying the open space areas, homes on spacious lots and the greetings from neighbors.

Sam and Amelie Sloan carved out lots of approximately $\frac{3}{4}$ acre or more so we would all have privacy. Amie loved Pinewater, came to all PCA activities with her famous deviled eggs and always paid her dues. She loved the open spaces as much as she loved nature. Please respect her legacy.

If the current owner(s) of the Amelie Sloan Trust property stayed with Sam and Amelie Pinewater subdivision of approximately $\frac{3}{4}$ acre, I would not object to that.

Sincerely,

Eloise Lee
21 Pinewater Drive
Pinewater Farm
Harbeson, DE 19951

Michael Lowrey

From: Lee George <leecaswellgeorge@gmail.com>
Sent: Tuesday, August 23, 2022 9:13 AM
To: kennethsale2@gmail.com; Planning and Zoning
Subject: Amelie Sloan subdivision

Categories: Mike

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Attn: Planning & Zoning

My name is Lee George, and I have lived in Sussex County most of my life. I am currently undergoing chemotherapy, so I am sending you my thoughts on the Amelie Sloan Trust Subdivision in case I am unable to attend the public hearing.

I purchased property adjacent to the proposed Subdivision in April 2021. I did so not only to live on the water, but because of the spacious lots and the privacy it allowed. The existing lots in Pinewater Farm range from 30,000 to 34,000 square feet. Most of the proposed subdivision lots are much smaller at 20,000 to 22,000 square feet. This is not consistent with the surrounding neighborhood. In addition, there are more than four lots being proposed. This is very misleading, not only to the residents in Pinewater but to the court as well. The actual map of the proposed plan submitted to the court shows the 4.57 acres is made up of 6 LOTS which includes the existing farmhouse. Look at the site area notes on the proposed plan. It includes Lot 1A, 2, 3, 4, 5 and parcel 99.02 which is the farmhouse.

I plan to start building in a couple months. This will be my forever home, and I worked really hard to get here. I object to the new proposed plan that could decrease my property value. Please uphold the standards Samuel M. Sloan put in place many years ago keeping the lots between 30,000 and 34,000 square feet. Thank you for your consideration.

Sincerely,
Lee George

302-245-3453

August 21, 2022

Jamie Whitehouse
Sussex County DE Planning and Zoning Commission
P.O. Box 417
Georgetown, DE 19947
Cc: Elliot Young

Re: August 25, 2022 Public Hearing of the Sloan Trustee Property

Dear Sir:

I have lived in Pinewater for many, many years and I love my caring neighbors, all our open areas and the quiet tranquility when I walk in the early morning. It's a little slice of heaven to live here. Amelie and Sam Sloan designed this development to ensure that we had this. Amie also loved us and participated in every PCA function, paid her dues and sat on the building review committee to review everyone's house plans. We surely miss her.

I would be quite upset if Amie's property were to be divided into very small lots instead of the original lots of approximately $\frac{3}{4}$ acre that all of us bought. How unfair to those that already bought large lots and have their privacy taken away from them.

We also value our fragile environment with the land bordering Burton's Prong. We certainly do not need more runoff to pollute our waterways.

If the owner(s) of the Sloan Trust keep with the original restrictions of the Pinewater subdivision approximating $\frac{3}{4}$ of an acre, I would not object.

Sincerely,

Mary Ann Scott
3 Huckleberry Lane
Pinewater Farm
Harbeson, DE 19951

RECEIVED

Ann Lepore

From: Robert Maegerle <r_maegerle@yahoo.com>
Sent: Sunday, August 21, 2022 11:03 AM
To: Planning and Zoning
Subject: 8/25 P&Z Meeting, Old Bus. Item 6 - Amilie Sloan Trust

AUG 22 2022

SUSSEX COUNTY
PLANNING & ZONING

**Opposition
Exhibit**

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I am Robert Maegerle, 87 years old, and reside at 33 Pinewater Drive, Harbeson.

I have been associated with Pinewater Neck development for 60 years, and verify that the 3/4 acre lot size specified by Sam Sloan, Sr. has been the guideline since the formation of Pinewater Farms in the 1970's. The sale of property by inheritors of the Amilie Sloan Trust of smaller lot sizes is objectional to the current residents of Pinewater Farm, as indicated by the petition submitted earlier.

i request this development proposal be denied until a layout is presented with no lot size less than 30,000 square feet in building area.

August 22, 2022

Jamie Whitehouse
Sussex County DE Planning and Zoning Commission
P.O. Box 417
Georgetown, DE 19947
Cc: Elliot Young

Re: August 25, 2022 Public Hearing of the Sloan Trustee Property

Dear Sir:

For almost 30 years I have been living in Pinewater Farm and we have watched many changes to our community and our environment. We moved here because of the spacious lots that afforded privacy and then came to know our wonderful neighbors, including Amelie and Sam Sloan. We live on a Paradise Peninsula as we all help each other and we want to keep it that way. Our open spaces are sacred to us as we value our fragile environment, as Amie and Sam did. That is why they made the lots of approximately $\frac{3}{4}$ acre so residents had room to breathe.

I find it rather disconcerting that the four (4) lots of the Sloan Trust would be further divided into smaller lots. That was not what Amelie and Sam designed. It is patently unfair to the long-time residents who live in the immediate area to stare at large homes on postage-size lots. I find it insulting to our community and Miss Amie. To add extra homes and more traffic would be a travesty to Amie's legacy as she loved nature and the natural environment as displayed in her pottery at the Rehoboth Art League.

Pinewater is unique. The new developments will take many years to duplicate what we have: large lots, love of nature, the environment, planting trees, privacy, community gatherings and helping each other. Neighbors, kids and grandkids can walk safely here and they can walk their dogs. We all say hi or wave as we drive in and out. Just like "Cheers" everyone knows your name. We are small and intend to keep our community environmentally safe, small, and friendly.

If the Sloan Trust owner(s) stayed within the restrictions of the original Pinewater subdivision of approximately $\frac{3}{4}$ acre, I would not object.

Sincerely,

Susan Savarese
19 Pinewater Drive
Pinewater Farm
Harbeson, DE 19951

Ann Lepore

2022-06

From: Zarebicki, Paul M. (DNREC) <Paul.Zarebicki@delaware.gov>
Sent: Monday, August 22, 2022 3:48 PM
To: Planning and Zoning
Cc: Jill Zarebicki
Subject: 113 Pinewater Drive - Jill and Paul Zarebicki's comments on Cedar Lane and Pinewater Drive lots (Amilie Sloan Trust)

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

To whom it may concern,

My wife Jill and I live at 113 Pinewater Drive in Pinewater Farms.

For the record, we are not against the Sloan Family Trust's rights to develop their properties but since those said properties are located within Pinewater Farms; ideally for the good of the community, we would like to see the lots at Pinewater Drive and Cedar Lane be sized "in-kind" to the current lot sizes of Pinewater Farms as to be an extension of the current existing community. They can and should develop their properties in a manner which is considerate of the entire Pinewater Farms community in addition to the directly adjacent and affected property owners.

Thank you for your consideration.

Paul

Paul M. Zarebicki
Environmental Scientist
DE Division of Fish and Wildlife
Mosquito Control Section
Paul.Zarebicki@delaware.gov
302-422-1512

Opposition
Exhibit

Delaware Division of Fish & Wildlife

*We Bring You Delaware's Great Outdoors
through Science and Service*



Find us on Facebook <http://www.facebook.com/DelawareFishWildlife>

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SEP 01 2022

SUSSEX COUNTY
PLANNING & ZONING

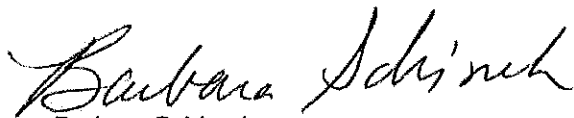
September 1, 2022

To whom it may concern:

I have lived in Pinewater Farms since November of 2011. Soon after I moved in, I made the acquaintance of Amelie Sloan residing at 5 Blackberry Lane. Swiftly, we became good friends.

During the first three years I lived in Pinewater Farms, I was on the PCA board. First as Secretary, then as Membership Chair. For the past three years, I have been the Treasurer on the PCA board as the recorder of dues.


Besides having direct knowledge that Amelie Sloan was a paying member of the PCA through our friendship, our financial records prove that up until the time of her death, Amelie Sloan paid her annual dues.



Barbara Schimek
Treasurer,
Pinewater Civic Association

Home address:
31 Persimmon Lane
Harbeson, DE. 19951

signed and sworn before me Keith Michael Nipper
on 9/1/22



KEITH MICHAEL NIPPER
Notary Public
STATE OF DELAWARE
My Commission Expires 08-13-2023

Elliott Young

From: Patti Clements <patti1442@hotmail.com>
Sent: Wednesday, September 7, 2022 3:33 PM
To: pandez@sussexcountyde.gov; Elliott Young
Subject: 9/22 Planning and Zoning Commission Public Hearing Re: 2022-06 Amelie Sloan Trust

Follow Up Flag: Follow up
Flag Status: Flagged

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To ALL it May Concern
In the matter of 2022-06 Amelie Sloan Trust:

I live at 1 Pinewater Dr and one entire side of my property abuts the property for which zoning changes have been proposed. I have previously written to inform the Commission of my strong opposition to the proposed change in zoning restrictions and respectfully remind all parties that the Zoning Restrictions as they currently exist are consistent with Ms Amelie Sloans' original vision for the Pinewater Farm Community and they are consistent with the terms existing at the time of my purchase of 1 Pinewater Dr. I stand firmly by my objections to the proposed changes and remain strongly in favor of existing Planning and Zoning, as outlined in my previous email. I regret that my health does not permit me to attend the hearing in person.

Please confirm receipt of this email.

Respectfully

Patricia Clements Trustee

Patricia L Clements Living Trust

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

RECEIVED
SEP 08 2022
SUSSEX COUNTY
PLANNING & ZONING

August 29, 2022

Jamie Whitehouse
Sussex County DE Planning and Zoning Committee
P.O. Box 417
Georgetown, DE 19947
Cc: Elliott Young, Planner I

RECEIVED

SEP 09 2022

SUSSEX COUNTY
PLANNING & ZONING

Position
Exhibit

Re: September 22, 2022 Public Hearing of the Sloan Family Trust Property

Dear Sir:

We are very long-time residents of Pinewater Farm and visited my parents when they originally owned our home. We have certainly seen many changes to Sussex County, not all very good.

Our biggest worry is that you would take away the openness of our little community, harm our fragile wetlands and our general environment. We believe in improving the air quality, safeguarding our wetlands and cutting down on traffic so we can all walk and bike safely on our streets.

Did you know that we planted trees in memory of former deceased neighbors? How many developments do that? Did you know that as soon as a house goes on the market, it is sold in a week, or less? Why? Because people love Pinewater and all it represents of the old Sussex County. We are family and I invite you to take a drive through our little neighborhood and see what I am talking about. We certainly do not have cookie-cutter houses built on top of each other.

Please do not take away our beautiful area by increasing density to the Sloan Property.

Bill and Laura Hickman
Pinewater Drive
Pinewater Farms
Harbeson, DE 19951

August 30, 2022

Jamie Whitehouse
Sussex County Planning and Zoning Committee
P.O. Box 417
Georgetown, DE 19947
Cc: Elliott Young, Planner 1

RECEIVED

SEP 09 2022

SUSSEX COUNTY
PLANNING & ZONING

position
exhibit

Re: September 22, 2022 Public Hearing of the Sloan Property

Dear Sir:

I have lived here and love the ambiance, quietness and friendliness of my neighbors when I walk my dog twice a day in Pinewater. These are my concerns:

Environment: Too many homes so close to the water means more run-off. We do not need to stress our overworked wetlands.

Traffic: We want to walk peacefully, not having to worry about more cars not following the rules of the speed limits.

Integrity: Lots were sold with the intention of everyone having their privacy. I believe this may be violated by making smaller lots on the Sloan Property. Some neighbors have lived here over 30 years and were never consulted about the change that the son of Sam wanted. What an insult.

Please do not destroy our neighborhood by greed. That is not us. And, by the way, everyone knows my dog's name, even if they only have cats.

Sincerely,

Sharon Fry
Sloan Road
Pinewater Farm
Harbeson, DE. 19951

BRUCE A. ROGERS

ATTORNEY AT LAW
P.O. BOX 876
GEORGETOWN, DELAWARE 19947

TELEPHONE: (302) 856-7161

FAX: (302) 856-7176

August 23, 2022

Mr. Jamie Whitehouse
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

VIA HAND DELIVERY &
EMAIL

RE: Major Subdivision Application –
Pinewater Farm
File No. 2022-06

Dear Mr. Whitehouse:

Please be advised our firm has been retained by the Pinewater Civic Association to submit written comments for consideration by the Planning & Zoning Commission at the public hearing on the application above, set for hearing on Thursday, August 25, 2022. Please enter this correspondence and attachments in the formal record for consideration by the Commission in acting upon this application. Representatives from the Pinewater Civic Association will be present on August 25, 2022, to submit the packet to the Commission as well.

Initially, the Civic Association has concerns regarding the application and notice for this Major Subdivision as submitted. Please refer to Exhibit G, attached. As you will see, the applicant represents this major subdivision application will result in the creation of four (4) lots, with a minimum size of 20,000 square feet. This is misleading. In fact, should the Commission approve this Major Subdivision Application, the effect of the approval will be to create six (6) lots, based upon the configuration of the existing parcel and the other lands owned by the applicant. The effect is to have the Commission approve four (4) lots when in fact, the approval will create six (lots). The notice being defective, the Civic Association respectfully requests the Commission defer action on this application, require the applicant to submit a more accurate statement, and re-notice the hearing before the Commission, so as to permit full disclosure of the actual impact of said approval.

Should the Commission decide to proceed with consideration of the application, the Civic Association asks for the following points to be considered in your deliberations and reject the application as submitted. Those points are as follows.

1. There have been comments (written and verbal) that the parcel in question is not, actually, part and parcel of the Pinewater community. The facts developed over the past fifty (50) plus years belie this assertion.

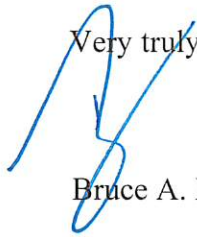
- a. The community and the parcel in question both have a common grantor (unity in title).
 - b. The parcel which is the subject of this application is the center or hub of this community.
 - c. It serves as a gathering place, meeting place and space for the entire community to enjoy.
 - d. The parcel under consideration cannot be accessed without using the roads and facilities of the Pinewater community.
 - e. The parcel under consideration has now and presumably will in the future, receive the benefits of Pinewater – roads, sewer, snow removal and other services.
 - f. Marketing of the community has, since time immemorial, has included this parcel as part of the community. Please see Exhibit C.
2. Lot Sizes. All lots in the existing community maintain a square footage of between Thirty Thousand and Thirty-four Thousand square feet (30,000 – 34,000). The existing lots are approximately three-quarters (3/4) of an acre in size. Four of the five new lots created will have a square footage of between Twenty and Twenty-one thousand square feet (20,000 – 21, 000). This would render the new lots totally inconsistent with **every other lot** within the community.
3. Smaller Lots. Smaller lots will change the appearance of the community, caused by increased density on this parcel. This increased density in the middle of the community, with higher use and a greater concentration of homes on a smaller lot, will adversely impact the existing property owners and be reflected in the value of their real property. Smaller lots, higher density, reduce the value to the existing homes and homeowners.
4. Impact. Smaller lots with more homes will increase the impact on the roads, sewers, facilities and expenses incurred by the Civic Association of Pinewater. If, as applicant suggests, this parcel in the middle of the community is an island to itself, it would have to make its own arrangements for roads, sewers, snow removal and the like. One can only imagine the difficulties caused by a snow plow stopping at one mailbox and then resuming on the other side.

The Pinewater Civic Association does not wish to unnecessarily restrict the opportunities to the successor owners. In fact, the Community would not oppose the creation of lots of Thirty to Thirty four Thousand square feet (30,000 – 34,000) which is in keeping with this older, established community. If the applicant would agree to this change, the Civic Association is prepared to withdraw its opposition.

Mr. Jamie Whitehouse
Sussex County Planning & Zoning
August 23, 2022
Page Three

Thank you for your consideration of this written submission. Several exhibits are attached to this correspondence and made part of the record to be considered. Should you have any questions or require any additional information in this regard, please do not hesitate to call upon me.

Very truly yours,



Bruce A. Rogers

pc: Vincent G. Robertson, Esquire (via electronic mail)(with attachments)
Pinewater Civic Association (w/encs.)

enc.:

Exhibit A – Petition signed by Pinewater Residents (excluding family members and realtor of the applicant and those who are not full time residents)

Exhibit B – Correspondence from Kenneth Sale, President of the Civic Association, dated July 15, 2022

Exhibit C – Sales brochures and historical information

Exhibit D – A map of the entire area

Exhibit E – Correspondence from Dr. David Glick, dated June 2, 2022

Exhibit F – Correspondence from Dr. David Glick, dated May 21, 2022

Exhibit G – Copy of the relevant portion of the Major Subdivision Application

EXHIBIT A

Survey of Pinewater Farm Residents to determine their view of the proposed subdividing/reorganization of lots adjacent to and part of the Sloan Farmhouse.

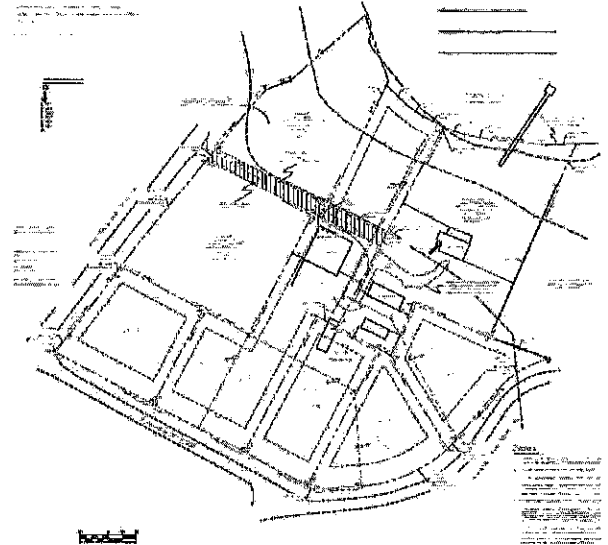
Background:

As a result of a Pinewater residents being asked to "sign off" on a request to subdivide/reorganize lots that are adjacent to their lot and the Sloan family farmhouse, the Pinewater Civic Association was made aware of the intention to subdivide lots that were previously 3/4 of an acre in size to five lots that are 1/2 acre or less.

Sam Sloan Jr. has yet to formally notify the Pinewater Civic Association of his intentions but has already submitted to Sussex County Planning and Zoning, a preliminary request to subdivide the property arguing the property in question is not part of Pinewater.

When Pinewater was first established, Samuel M Sloan intended to create a development that offered: *(Copy of original print brochure attached)*

- "Spacious lots (30,000-34,000 square feet) enough room for both a home and large garden" *(Copy of original print brochure attached)*
- *Restrictions to protect property values and rights of property owners.*



The Sloan family, including Samuel Sr. and Amalie had always considered themselves to be part of Pinewater Farm. In fact, during a period as recently as several years ago before her passing Amalie Sloan personally provided architectural review and welcoming new homeowners to the neighborhood and was a member of the Pinewater Civic Association.

By signing below, you acknowledge that:

1. To the best of your knowledge, Sam Sloan Jr, or a representee on behalf of Sam Sloan Jr and/or the Sloan family, NEVER provided any detailed information relative to the lot subdividing/reorganization to the community, nor sought formal acceptance of the proposal.
2. As a resident of Pinewater, you are stating that you DO NOT WANT the Pinewater community to be impacted by lots that are smaller size and homes that are closer together at the center of the Pinewater community. This would change the look and feel of all that is within the Pinewater community, destroying the open space that surrounds our homes and is inconsistent with the foundation for which the Pinewater community was founded.
3. The location of the lots in question are not only adjacent to the lots and homes of other residents of Pinewater, they are also in the proverbial center of the community and in direct view of the common area spaces in Pinewater. As a result, subdividing these lots into smaller ones than those which were originally created and adjacent to other homes and lots within the community would not only change the look of the community but also could adversely affect the land/home values of adjacent lots/homes.

4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
KATHY GREENE	Kathy Greene	5 Virden Lane	13.5	302-226-0473
KATHY GREENE	Kathy Greene	Pinewater Dr	13.5	302-226-0473
Janice Fipp	Janice Fipp	3 Virden Lane	1986-26 yrs	609.517.8113
Michael Murphy	Michael Murphy	3 Mulberry Lane	18	302-542-7522
James Joachimowski	James Joachimowski	6 Mulberry Lane	3	302-388-1861
Edward H. Joyner	Edward Joyner III	#1 Virden Lane	39	302-945-1315
ROBERT MAEGERLE	R. Maegerle	33 PINEWATER DR.	60	302-947-1051
JOHN I. MAEGERLE	John I. Maegerle	30 PINEWATER DR.	4	302-299-8848
MARY A. KUCHARSKI	Mary A. Kucharski	3 CASSIOPAS LA.	6	302-593-5851
JOHN D. HEWELL	John D. Hewell	9 PINEWATER	57	302-945-0655
MARGARET CRAVAN	Margaret Cravan	4 SLOAN RD	30	302-377-7729
DENNIS CRITCHER	Dennis Critcher	5 SLOAN	4	917-468-4832
FRANCIS J. BAKER JR	Francis J. Baker Jr	2 SLOAN	37	302-945-1595
MART CLARK	Mart Clark	2 Blackberry Ln		302-420-7666
Sharon Fry	Sharon Fry	9 Sloan		4540-3952037
FRANK J. WATSON	Frank J. Watson	3 Sloan Rd	1	202-757-1028
Oran Woolchian	Oran Woolchian	7 Sloan Road	1	302-682-9191
Edwin McDonald	Edwin McDonald	13 SLOAN RD		302-947-9752
Mark S. Ayers	Mark Ayers	9 PINEWATER RD	29	302-545-7840
P. Clements	Patricia Clements	1 Pinewater	2	302-390-0600

4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
Kileen Dawson	Kileen Dawson	31 Pinewater Dr.	3	302-494-5631
Norma Parks	Norma Parks	26 Pinewater Dr.	40	502-9479002
JANE TAYLOR	Jane E Taylor	24 PINEWATER DR.	30	302-947-0194
JOHN HOPKINS	John Hopkins	27 Pinewater Dr	40	302-381- 841 1736
Michelle Doreand	Michelle Doreand	25 Pinewater	6	302-541-4310
Tom Gillen	Tom Gillen	22 Pinewater	4 1/2 yrs	412-613-0902
Dawn Stewart	Dawn Stewart	21 Pinewater Dr	15	302-841-8419
ELOISE LEE	Eloise Lee	18 Pinewater Dr	25	302-945-7652
ELOISE LEE	Eloise Lee	5 Dogwood Dr	25	302-945-7652
Mike Brown	Mike Brown	17 Pinewater Dr.	2	703-994-9829
Lila P Goodman	Lila P Goodman	32 Pinewater Dr.	23	302-945-2173
Ralph Cobi	Ralph Cobi	35 Pinewater Dr	10	610-656-1025
ROSEMARIE SIMMONS	Rosemarie Simmons	117 PINEWATER DR	10	302-945-8732
William Hedman	William Hedman	115 Pinewater Dr		302-858-7460
LINDA ROONEY	Linda R Rooney	8 SASSIFRASS LA	6	302-330-4046
Paul Zandbick	Paul Zandbick	113 Pinewater Drive	15	302-945-5301

4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
Joyce Platt	Joyce Platt	15 Sloan Rd	20	302 947-2445
Barbara Hoffman	Barbara Hoffman	20 Sloan Rd	2	970 689-4344
RAY PETERSEN	Ray Petersen	23617 SLOAN RD	9	717-542-1632
Rick Ackerman	Rick Ackerman	4 Rossmore Lane	4	203 913 0153
HELEN M ABRAMS	Helen M Abrams	4 Black Heron Ln	37	302 945-2368
Jessie Achey	Jessie Achey	23387 Sloan Rd	22	302 947-2607
Carla Wdowski	Carla Wdowski	104 Pinewater Dr.	06	914-552-5444
Nancy Talley	Nancy Talley	100 Pinewater Dr.	23	302-945-
Hedra Slomucha	Hedra Slomucha	30 Sloan Road	43 yrs.	302 845 1590
Panela Reuther	Panela Reuther	28 Sloan Rd	16 years	302-947-0904
JOAN W HEINNESSY	Joan W Heinnessy	5 Mulberry Ln	10 yrs	302 945-3534
Susan Gum	Susan Gum	17 Sloan Rd	4	302.945.5368
Eileen Polini	Eileen Polini	3 W. Stearns Ln	22	302-945-5549
Susan L. Amos	Susan L. Amos	8 WATERSIDE LA	15	302 545 6955
Joseph Parker	Joseph Parker	1 W. Stearns Ln	22	484 942 9079
Joseph PARKER	Joseph Parker	11 SLOAN RD	23	302 358 8189
Rev. William T. Coon	Rev. William T. Coon	1 Dogwood Drive Harbor	36	302-945-4468

Survey of Pinewater Farm Residents to determine their view of assuming the financial, administrative, and potential liabilities associated with the proposed annexed Sloan family subdivision.

Sloan Family Subdivision Background:

In the fall winter of 2018, Sam Sloan Jr. presented to the community the desire to subdivide a 7.9 acre lot west of Pinewater of off Pinewater Dr. with the intension to sell single family lots to be divided among the four Sloan family members. He asked for consent by the community to "submit a plan for the subdivision" and specifically stated "it was not approval of the subdivision, only to submitting the plan to Sussex County."

The application was presented to Sussex County Planning and Zoning in April/May 2019, who were under the impression that Sam Sloan presented the plan to the Pinewater Community and that over 51% of the community voted to accept the proposed annexed submission as part of Pinewater and that Pinewater would accept responsibility for care and maintenance, administration and all liabilities pertaining to all additional common areas, as well as storm water management facilities.

Sussex County Planning and Zoning formally approved planned annexed subdivision in April of 2022 under the conditions that it would be part of Pinewater and the Pinewater would assume these responsibilities. The entire annex was then offered for sale to a builder or developer.

By signing below, you acknowledge that:

1. To the best of your knowledge, Sam Sloan Jr, or a representee on behalf of Sam Sloan Jr and/or the Sloan family, NEVER provided any detailed information relative to the planned annexed submission to the community, nor sought formal acceptance of the proposal.
2. As a resident of Pinewater, you are stating that you DO NOT WANT the Pinewater community to be responsible for the maintenance, oversight, and potential liabilities assocod with the administration and management of the proposed annexed subdivision.
3. Given the unique costs to the proposed annexed subdivision that would likely lead to an increase in homeowner association fees, without benefit to the rest of the Pinewater and its residents, that all costs related to administration, management and potential liabilities should be solely the responsibility of the future owners of those lots/home and only those lots/homes in the annexed subdivision.
4. I do not have any personal memory or recollection of ever being asked to provide a vote to accept the proposed annexed subdivision as part of the Pinewater community.

Name	Signature	Address (Number and Street)	Phone Number
DAVID RANKIN	<i>David Rankin</i>	20 PINEWATER DRIVE	302-947-2834
<i>Myra Rankin</i>	<i>Myra Rankin</i>	20 Pinewater Drive	3029472834

4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years in PWF	Phone Number
Robert Zerkow	[Signature]	17 Dogwood Dr.	32	(405) 970

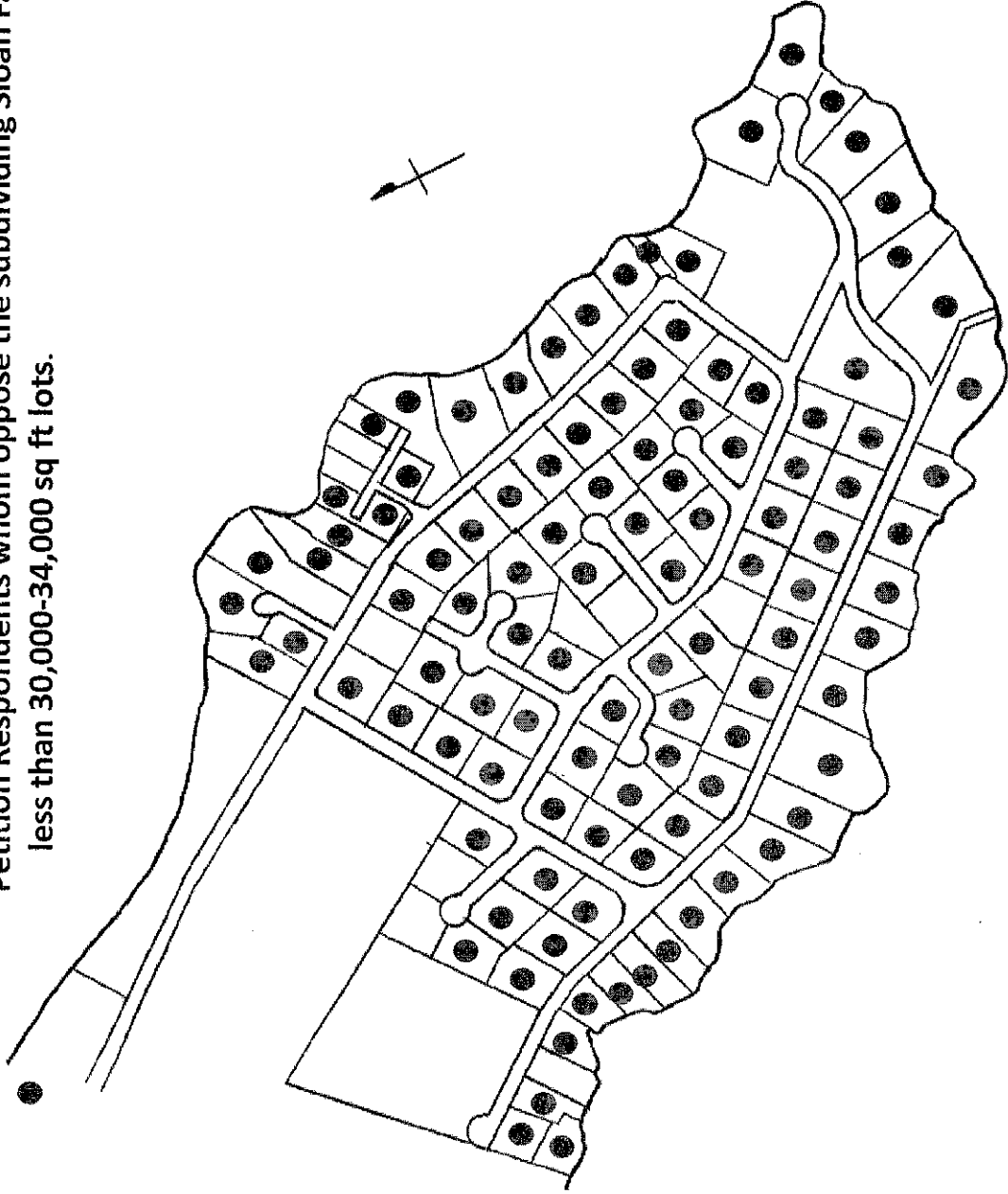
   **Save Share**

4. It has been my understanding and belief as a Pinewater resident and/or lot owner that the properties in question including and surrounding the Sloan farm, have always been considered part of Pinewater Farm and an integral part of the community.

5. Since these lots are in the center of the community, it is especially important that any sub-dividing or reorganization of lots should remain consistent with what was intended for the community of Pinewater Farm, being at least 30,000-34,000 square feet, consistent how the community was based, enjoyed by residents, with many homes that have been handed down through families, and described in the original Pinewater Farm brochure (attached).

Name (Print)	Signature	Address (Number and Street)	Years In PWF	Phone Number
MARY ANN SCOTT	<i>Mary Ann Scott</i>	31 Buckleberry	302	945-729
Jeanne & Wm Manley	<i>Jeanne & Wm Manley</i>	6 Newell's Berry Lane	302	945-2069
Steve & Joan	<i>Steve & Joan</i>	81057 Road		(302) 438-8044

Petition Respondents whom oppose the subdividing Sloan Farm lots to less than 30,000-34,000 sq ft lots.



Petition Respondents whom oppose the subdividing Sloan Farm lots to less than 30,000-34,000 sq ft lots.

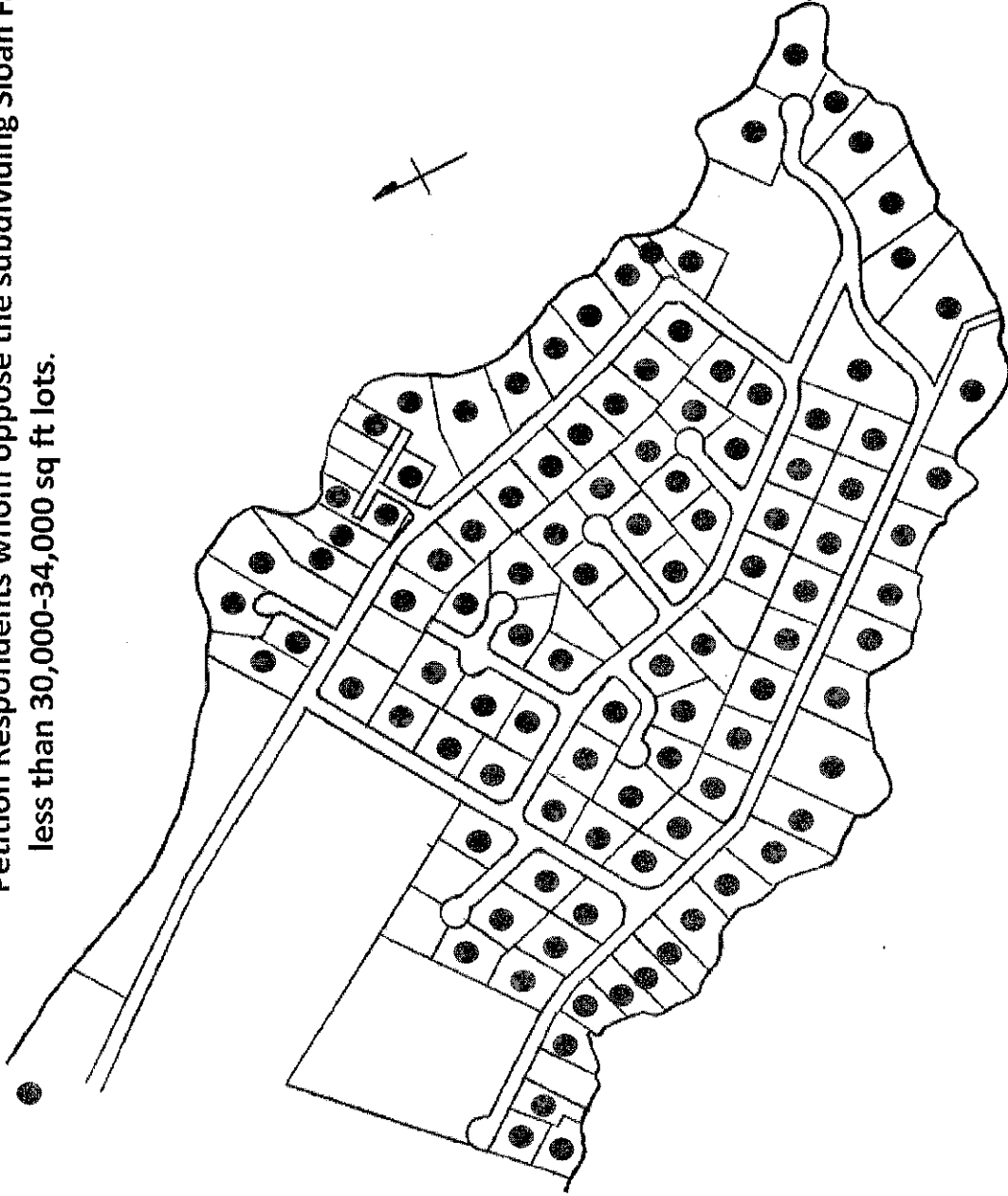


EXHIBIT B

Pinewater Civic Association
c/o Ken Sale
15 Pinewater Dr
Harbeson DE 129951
302-945-2095 ksale@aol.com

July 15, 2022

Jamie Whitehouse
Sussex County Delaware Planning and Zoning Commission
PO Box 417
Georgetown DE 19947
(by hand delivery and email pandz@sussexcountyde.gov)

Re: 2022-06 Amelie Sloan Trust (Tax Map 234-17.12-99.01, 99.02, 99.03, 99.04)

Dear Mr. Whitehouse,

The residents of Pinewater recently became aware that the Amalie Sloan Trust was proposing to reorganize three lots at the proverbial head and center of the Pinewater community. The end result will create five smaller more compact lots. The size of the new lots are inconsistent with the original design of the community which Sam and Amalie Sloan developed and helped oversee, with the intension of creating a closely knit community with "*spacious lots*" and open spaces for the community to enjoy. Many of the lots/homes have been enjoyed by families for over 50 years.

The residents of the community were informed of the intension to create smaller lots in what has long been considered the heart of the Pinewater community and have overwhelmingly signed a petition requesting that any reorganization or resizing of buildable lots remain consistent with the original plan of Pinewater Farm. Sam M Sloan's original Pinewater Farm brochure **described a community of "*spacious lots (30,000 - 34,000 square feet) – enough for both a home and a large garden*" (attached)**. The fourth bullet point in the same brochure reads: "***restrictions to protect property values and rights of property owners.***"

Most all of the long-time residents of Pinewater have stories to tell of how involved Sam and Amalie Sloan were in the community, even providing oversight for approving home plans at various times, so as to ensure the community remained just as they had intended. They were always an integral part of the Pinewater community and are missed by the Pinewater's long term residents who knew them.

Copies of the signed petition are attached, as is a map of all the residents who responded. It is safe to say that community appears to overwhelmingly agree when it comes to the lots in

question being part of the community and that any subdividing be consistent with the original intentions of Sam and Amalie Sloan, being 30,000-34,000 square feet in size. That is a fair and reasonable request to ensure that Pinewater remain as it has always been since it became a community.

On behalf of the Pinewater Farm community, thank you for your time and consideration.

Respectfully,

Kenneth Sale

Kenneth Sale
President, Pinewater Civic Association

Cc: Elliot Young, Christin Scott

Attachments: 1. Petition with Map of the respondents/respondent signatures
2. Original Pinewater brochure

EXHIBIT C

Pinewater Farm

... an elevated peninsula radiating peace, quiet and seclusion ... the setting - a natural unspoiled landscape amidst the wildlife habitat of deer, ducks, geese, birds, fish and shellfish ... located only 8 miles from Rehoboth Beach ... direct access from a private docking area provided exclusively for Pinewater residents to the Rehoboth Bay (2.5 miles) or the Atlantic Ocean (7.5 miles) for all fishing and water sports.



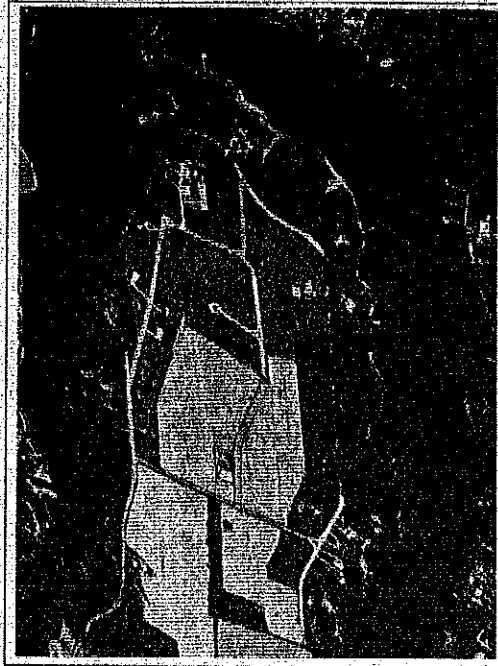
Pinewater Farm is a restricted community with fine year-round and vacation homes. Here, discriminating families have contributed much to making this a most desirable place to live and one where values will remain at a high level.

For more information contact:

Samuel M. Sloan
Pinewater Farm
R. D. 5, Box 160
Harbeson, Delaware 19951
(302) 945-0842
(evenings & weekends)

Printed by Compton Press, Inc.

Georgetown, DE



Pinewater Farm



Advantages of the development . . .

Pinewater Farm is located 10 miles southwest of Rehoboth Beach, 1 mile east of Route 24 near Burton Pond in Sussex County, Delaware. This development, located on a peninsula bordered by Herring Creek, offers:

- spacious lots - (30,000 - 34,000 square feet) - enough room for both a home and a large garden.
- reasonable financing by developer.
- by boat, easy access to Rehoboth Bay and Indian River Inlet.
- by car, 15 min. drive to Rehoboth Beach, Lewes and Millsboro.
- restrictions to protect property values and rights of property owners.
- private boat ramp and recreation areas.

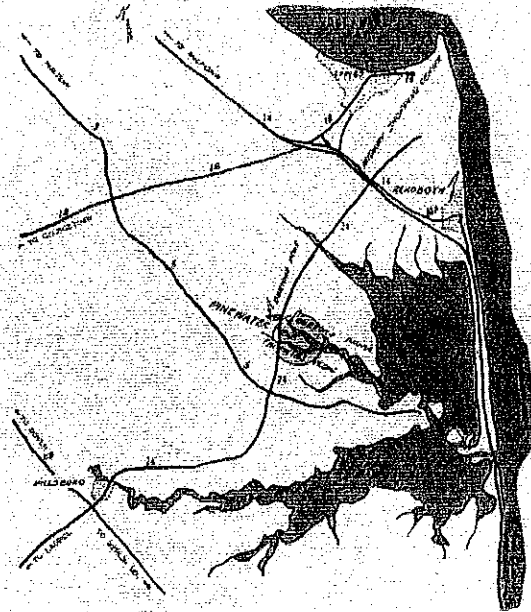
We feel that our limited development, unspoiled and controlled by restrictions, offers a permanent location to own a year-round home or an attractive seasonal home.

S. M. Sloan
Owner and Developer



See inside for detailed map of Pinewater Farm.

Location . . .



Pinewater Farm

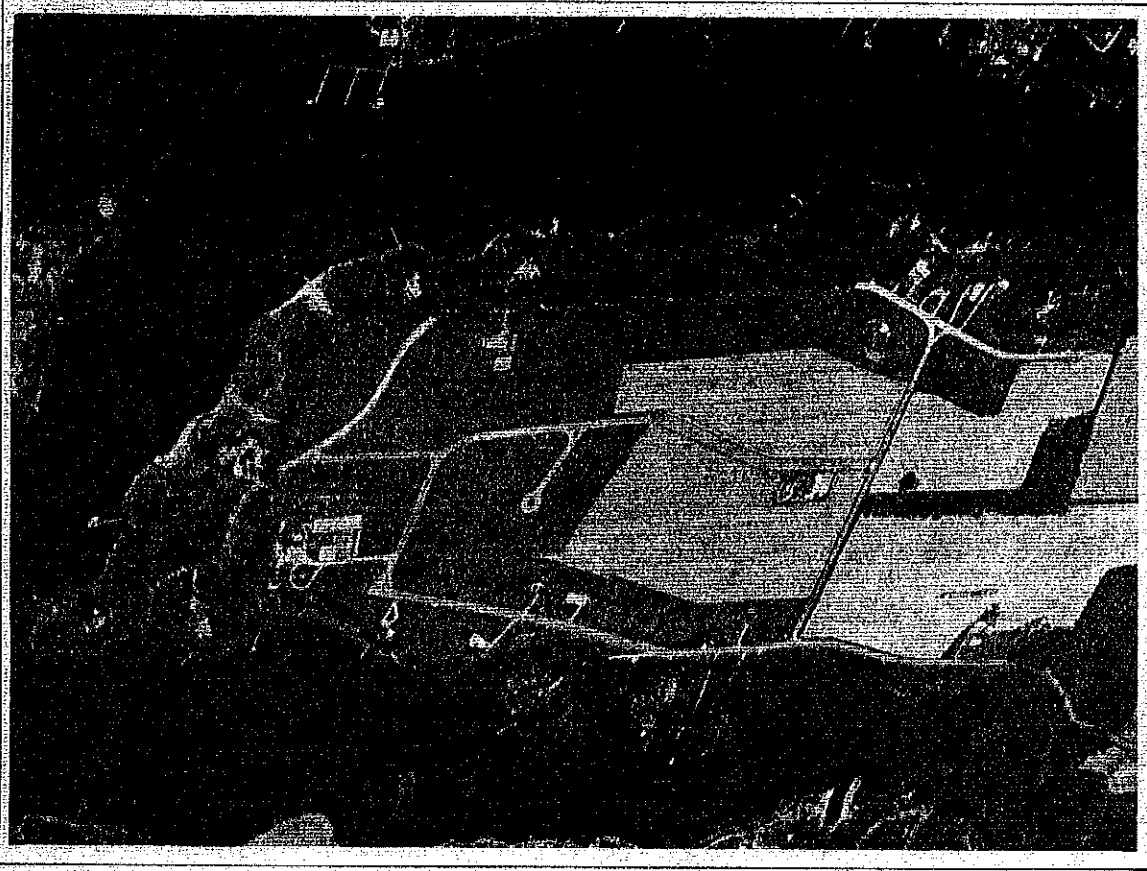
... an elevated peninsula radiating peace, quiet and seclusion ... the setting - a natural unspoiled landscape amidst the wildlife habitat of deer, ducks, geese, birds, fish and shellfish ... located only 8 miles from Rehoboth Beach ... direct access from a private docking area provided exclusively for Pinewater residents to the Rehoboth Bay (2.5 miles) or the Atlantic Ocean (7.5 miles) for all fishing and water sports.



Pinewater Farm is a restricted community with fine year-round and vacation homes. Here, discriminating families have contributed much to making this a most desirable place to live and one where values will remain at a high level.

For more information contact:

Samuel M. Sloan
Pinewater Farm
R. D. 5, Box 160
Harbeson, Delaware 19951
(302) 945-0842
(evenings & weekends)



Pinewater Farm



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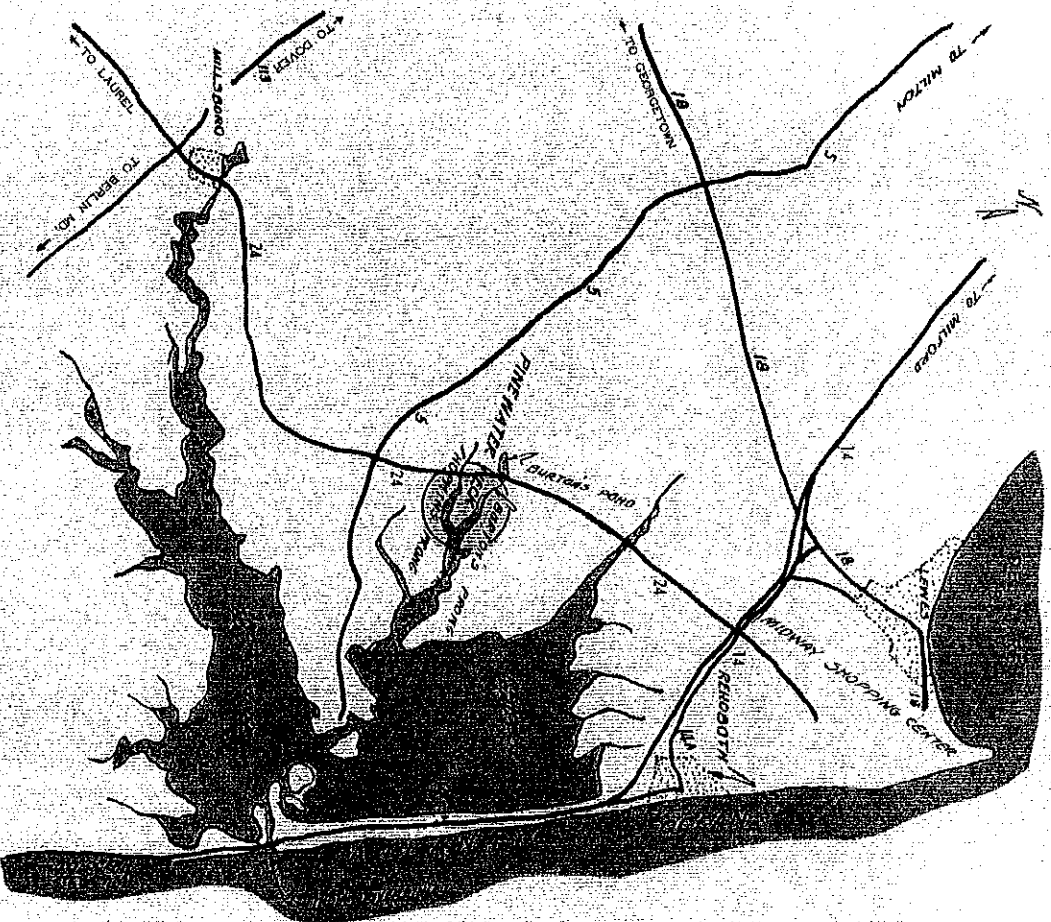
- spacious lots - (30,000 - 34,000 square feet) - enough room for both a home and a large garden
- reasonable financing by developer
- by boat, easy access to Rehoboth Bay and Indian River Inlet.
- by car, 15 min. drive to Rehoboth Beach, Lewes and Millsboro.
- restrictions to protect property values and rights of property owners.
- private boat ramp and recreation areas.

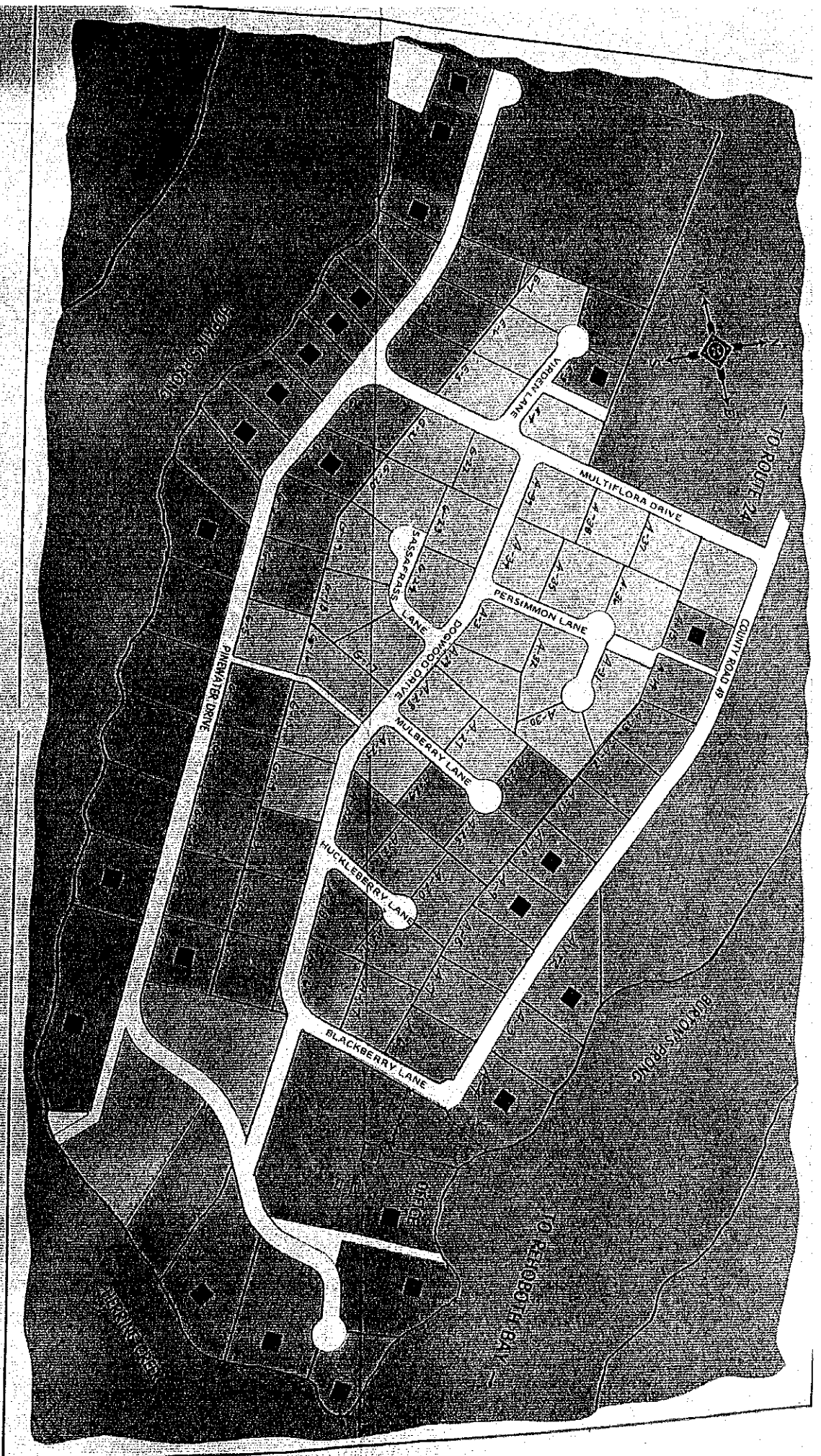
We feel that our limited development, unspoiled and controlled by restrictions, offers a permanent location to own a year-round home or an attractive seasonal home.

S. M. Sloan
Owner and Developer

See inside for detailed map of Pinewater Farm.

Location . . .





■ Existing Homes

■ Lots Sold

■ Lots Available For Sale

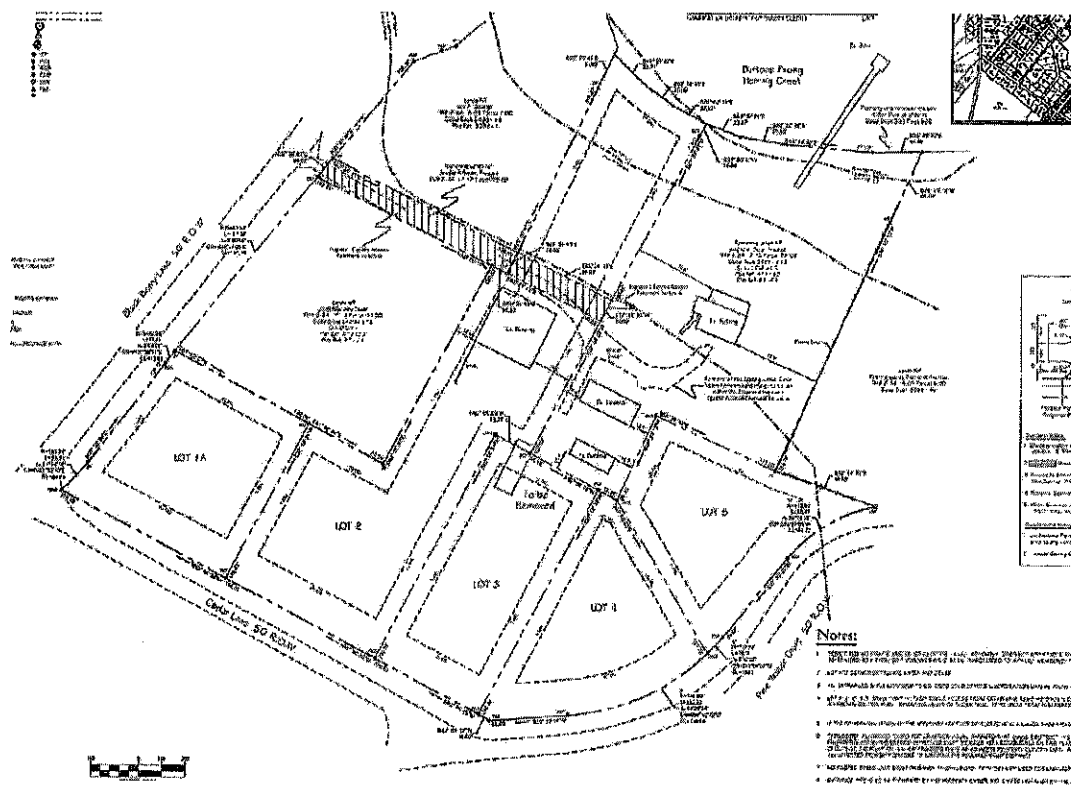
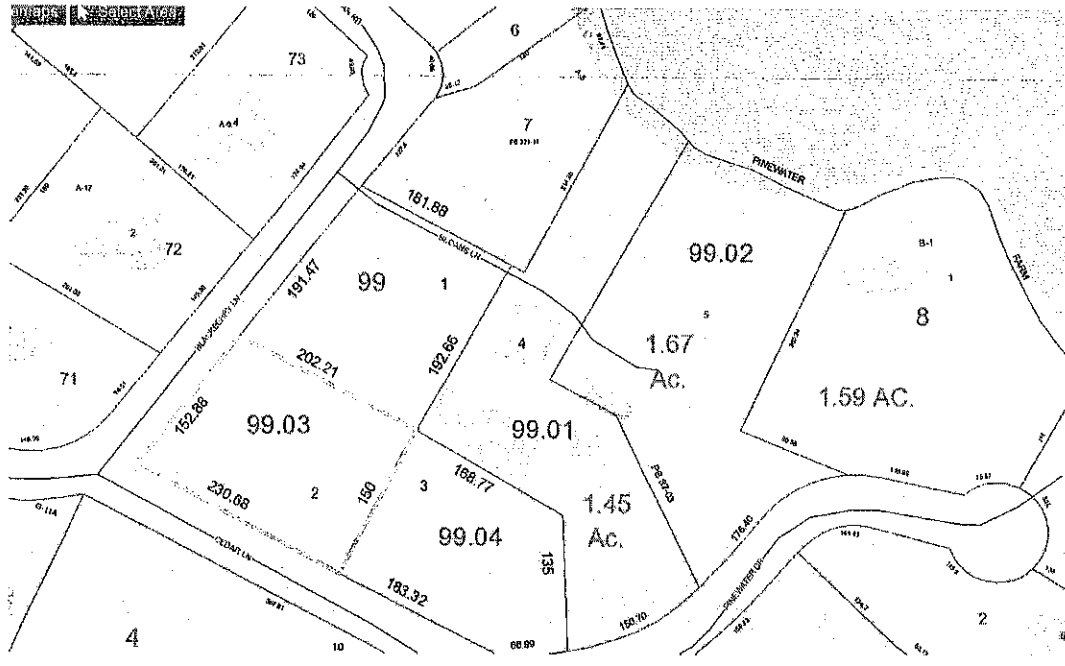
Lands of Others

Recreation Areas

Pinewater Farm

Sussex County, Delaware

EXHIBIT D



- Notes:**
1. THE SITE PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE SITE PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 3. THE SITE PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
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 9. THE SITE PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 10. THE SITE PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.

EXHIBIT E

David Glick
Pinewater Farms Resident
5 Persimmon Ln
Harbeson DE 19951

June 2, 2022

Jamie Whitehouse
Sussex County Delaware Planning and Zoning Commission
PO Box 417
Georgetown DE 19947
(by email pandz@sussexcountyde.gov)

Re: Pinewater Civic Association and Sloan Family Subdivision (Tax Map 234-17.12-5.00, 5.01 & 5.02)

Dear Mr. Whitehouse,

Another thought came to mind that I should have referenced in the prior communication. I had mentioned such informally to other Planning and Zoning staff in conversation.

The Pinewater Civic Association (PCA) is just that, a civic association. It is not a formal homeowners association, per se. The current responsibility of the PCA is limited to the following:

1. Maintaining the properties deeded to the PCA, which comprise the only common areas.
2. Coordinate activities important to the welfare of its membership, the residents of Pinewater.
3. Coordinate with DelDOT for snow removal within the community.
4. Promote social activities within the neighborhood.

As a civic association, membership is technically voluntary, as are the dues, though most residents are members. The PCA has no ability to enforce assessments.

More importantly, the PCA does not have the ability to manage common areas other than those deeded to the association. Historically residents had even volunteered to care for and maintain several cemeteries located within of the vicinity of Pinewater. Volunteer is the key term there. We have no experience or capacity to manage or be liable to stormwater management systems. We have no sidewalks. There are no buffers, other than those that may be on private property and maintained by individual property owners. Our limited amenities are use of an open pavilion as a meeting space, a boat launch, without a dock, a swing set for children (or in this community grandchildren), and a field, which I have been told kids had played ball on in the past. The most important amenity seems to be to help ensure the welfare of our neighbors.

Attached, please find the Civic Association Manual from New Castle County. A search for a similar document for Sussex County was not successful. This manual does closely describe the PCA.

As you can see, the proposed annexed subdivision requires oversight and administration which exceeds the that which the PCA can provide. Thus, the position the community has overwhelmingly taken regarding the conditions of approval for the subdivision and have requested that subdivision remain independent, though their membership in the PCA and involvement with the community, which is largely social, would likely be welcomed.

By the way, I, and we, appreciate the graciousness and time of everyone we have spoken with in Planning and Zoning. Everyone has been pleasant, cordial and understanding.

Thank you for your prompt attention to this matter

Respectfully,

A handwritten signature in black ink, appearing to read 'David Glick', with a stylized flourish at the end.

David Glick
Pinewater Resident

Attachments: Civic Association Manual from New Castle County

Cc: Pinewater Civic Association

EXHIBIT F

Pinewater Civic Association
c/o David Glick
5 Persimmon Ln
Harbeson DE 19951

May 31, 2022

Jamie Whitehouse
Sussex County Delaware Planning and Zoning Commission
PO Box 417
Georgetown DE 19947
(by mail and email pandz@sussexcountyde.gov)

Re: Sloan Family Subdivision (Tax Map 234-17.12-5.00, 5.01 & 5.02)

Dear Mr. Whitehouse,

Just wanted to follow up with additional information relative to the proposed annexed subdivision to Pinewater. We had a HOA/PCA meeting on Saturday when the attendees and those who cast their vote remotely voted 100% not accept the responsibility of maintenance, oversight, and potential liabilities associated with the administration and management of the proposed annexed subdivision, as well as any potential future proposed annexed subdivision, and that those costs be solely the responsibility of the proposed annexed subdivision only. That is now a formal amendment to the bylaws.

I personally spent the better part of the holiday weekend going door to door in the neighborhood, meeting those who were not present at the emergency Accusation meeting. We have signatures of 109 (of 114 total) home and lot owners who signed the petition that specifically stated the following:

- 1. To the best of your knowledge, Sam Sloan Jr, or a representee on behalf of Sam Sloan Jr and/or the Sloan family, NEVER provided any detailed information relative to the planned annexed submission to the community, nor sought formal acceptance of the proposal.**
- 2. As a resident of Pinewater, you are stating that you DO NOT WANT the Pinewater community to be responsible for the maintenance, oversight, and potential liabilities associated with the administration and management of the proposed annexed subdivision.**
- 3. Given the unique costs to the proposed annexed subdivision that would likely lead to an increase in homeowner association fees, without benefit to the rest of the Pinewater and its residents, that all costs related to administration, management and potential liabilities should be solely the responsibility of the future owners of those lots/homes and only those lots/homes in the annexed subdivision.**
- 4. I do not have any personal memory or recollection of ever being asked to provide a vote to accept the proposed annexed subdivision as part of the Pinewater community.**

Essentially, we have over 95% of the residents/lot owners responded in three days, which should be considered overwhelmingly in agreement. There remains a limited number of owners who we have not yet been able to reach. We do have several extra signatures where both owners signed not realizing we only required one per home/lot. We only counted one signature when both homeowners signed. The number of actual signatures is clearly higher

It has now come to our attention that in addition to the survey the Sam Sloan Jr forwarded to the community never asking for the proposed subdivision to join Pinewater, it seems he only had 42 signatures (according to the recording of the May 2019 Planning and Zoning meeting) which is less than 40% of the community. I have attached a copy of the survey that Sam Sloan Jr had sent to the community, having already provided such though prior communication with Jennifer Norwood. It would seem that Planning, and Zoning was presented with completely false and misleading information by the applicant. Did Sam Sloan Jr provide copies of the signatures he had? Our petition and conversation with adjacent landowners to the subdivision suggested they were never contacted by anyone. That was also highly concerning.

We have taken the liberty of including copies of the actual petition signed by the 95% of the community, who we were successful in contacting this weekend. Clearly the community feels that they, as well as Planning and Zoning were misled, and that an overwhelming number of Pinewater residents would refuse to be held responsible for the maintenance, oversight, and potential liabilities associated with the administration and management of the proposed annexed subdivision, and that these expenses should be the responsibility of the annexed subdivision and that subdivision alone.

From perspective of the entire Pinewater community we are of the opinion that the proposed annexed subdivision should remain completely independent, similar to Pinewater Woods. If, as an independent community, they would like to partner with Pinewater Farms for use of the limited amenities in Pinewater and be integrated with the Pinewater social community, I am confident those terms could be addressed amicably. However, Pinewater as a community is not willing or capable of accepting the oversight, responsibility, and potential liability for the proposed annexed Sloan Family Subdivision. Any indication otherwise suggested by the applicant for the approval of the subdivision was clearly misrepresented at best.

The question at this point is how do we proceed?

Thank you for your prompt attention to this matter.

Respectfully,



David Glick
Property & Safety Chairperson
Pinewater Civic Association

- Attachments: 1. Sam Sloan Jr Original survey to Pinewater Residents
2. Copies of the Petition with respondent signatures obtained May 28-30, 2022

EXHIBIT G

File #: 2022-06
Pre-App Date: _____

Sussex County Major Subdivision Application 202203351
Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

RECEIVED
MAR 09 2022
SUSSEX COUNTY
PLANNING & ZONING
52
53
54

Type of Application: (please check applicable)

Standard:
Cluster: _____
Coastal Area:

Location of Subdivision:

PINEWATER FARM, INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

Proposed Name of Subdivision:

AMELIE A SLOAN TRUST SUBDIVISION

Tax Map #: 234-17.12-99.02, 99.01, 99.03 & 99.04 Total Acreage: +/-4.57 acres

Zoning: AR1 Density: .66 Minimum Lot Size: 20,000 Number of Lots: 4

Open Space Acres: NONE

Water Provider: None Sewer Provider: SUSSEX COUNTY

Applicant Information

Applicant Name: SAMUEL M SLOAN, JR AND LINDA J SLOAN, TRUSTEES OF AMELIE A SLOAN TRUST

Applicant Address: 1099 BROADVIEW DRIVE

City: ANNAPOLIS State: MD Zip Code: 21409

Phone #: (717) 880-9681 E-mail: sandlsloan@verizon.net

Owner Information

Owner Name: AMELIE A SLOAN TRUST

Owner Address: 5 BLACKBERRY LANE

City: HARBESON State: DE Zip Code: 19951

Phone #: None E-mail: None

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: JEFFREY CLARK

Agent/Attorney/Engineer Address: 32895 S COASTAL HIGHWAY, SUITE 202

City: BETHANY BEACH State: DE Zip Code: 19930

Phone #: (302) 539-2366 E-mail: jeffc@landtechllc.com



Check List for Sussex County Major Subdivision Applications

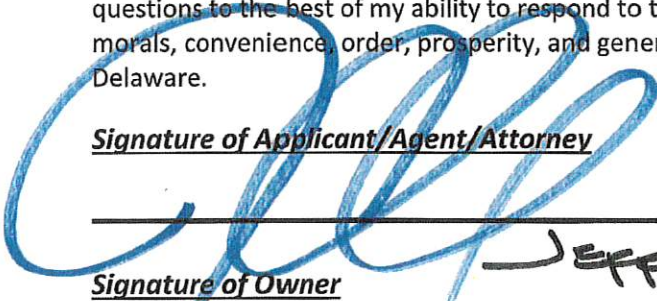
The following shall be submitted with the application

- ___ Completed Application
- ___ Provide ten (10) copies of the Site Plan or Survey of the property and a PDF (via e-mail)
 - o Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 & 99-24
 - o Provide compliance with Section 99-9.
 - o Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- ___ Provide Fee \$500.00
- ___ Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- ___ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- ___ PLUS Response Letter (if required) Environmental Assessment & Public Facility Evaluation Report (if within Coastal Area)
- ___ 51% of property owners consent if applicable

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 3/4/2022

JEFF CLARK

Signature of Owner

Judith M. Sloan, Trustee
Judith Sloan, Trustee

Date: 2/14/2022

For office use only:

Date Submitted: 3/9/22

Fee: \$500.00 Check #: 337

Staff accepting application: 4L

Application & Case #: 202203351

Location of property: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

**Pinewater Civic Association
c/o Ken Sale
15 Pinewater Dr
Harbeson DE 129951**

October 3, 2022

Jamie Whitehouse
Sussex County Delaware Planning and Zoning Commission
PO Box 417
Georgetown DE 19947
(by hand and email pandz@sussexcountyde.gov)

Re: 2022-06 Amelie Sloan Trust

Dear Mr. Whitehouse,

Regarding subdivision of Amelie Sloan multiple parcels that reside in Pinewater Farm, the Pinewater Civic Association has already provided documentation that has been entered into the formal record, which includes the petition regarding the retention of mandatory minimum lot sizes for the division of the Amelie Sloan lands. In evidence provided were the signed petitions by an overwhelming majority of Pinewater Farm homeowners. In addition, also submitted to the formal record are affidavits from long standing Pinewater residents testifying that the Sloan family property in question has always been part of Pinewater Farm.

We have just obtained an additional document in the form of a history of the Sloan family at Pinewater, written by Sam Sloan Sr. in 1985. Information in Sam Sloan Sr.'s memoir is relevant to the issue of the uniformity of Pinewater lot sizes, and the Sloan personal property being part of the Pinewater community. We formerly request the copy of The Pinewater Story: A Memoir, by Sam Sloan be entered into the record.

While there is much detail concerning the Sloan family history in this memoir, the story of transitioning from a farm to a residential development is first mentioned on *page 40:3rd paragraph*, where the selling of the “*most valuable assets*”, the waterfront lots is cited. There is detail about the access roads and even mention of cost sharing to maintain the roads as there was “no active Civic Association yet”. This is followed by the discussion of the State Highway division assuming responsibility for the development of roads (*p.41:1st -3rd paragraph*).

Between the years of 1955-1965, Sam mentioned selling 45 lots, three-quarter acre in size, citing the sale of a waterfront lot to GW Maegerle as an example (*p.46:6th paragraph*). He detailed the selling of additional lots on Pinewater Point, as well as the creation of the first Pinewater Civic Association with Admiral John Lockwood Pratt being elected the Chairman. The original 12 lots on Pinewater Farm were mapped in 1958 (*p.51:1st paragraph*).

Most relevant to this hearing, and one of the most interesting paragraphs in the entire memoir details the 8-acre parcel of land that was described as the “Sloan Family Subdivision” which was brought before Planning and Zoning. On page 57, Sam writes:

“Our four children were deeded jointly the 8 acres described above. The only restriction we insisted on was that if they disposed of that if it was ever sold as lots then the lots must be three-quarters if an acre in size and conform to restriction.”

Finally, in the postscript to his memoir, Sam references his life on the farm and the history of the Pinewater development, which he clearly felt were intertwined. It is inconceivable that Sam and Amelie Sloan did not consider themselves and their home as not being part of Pinewater. In fact, one can argue that Pinewater is a testament to their vision and legacy, which brings us back to the point of this letter, which is that as a community, the residents overwhelmingly feel that they wish to preserve all that is Pinewater, that Sam and Amelie Sloan created for future generations. And as such, the Pinewater community homeowners wish to maintain the lot size envisioned and enforced by Sam and Amelie Sloan from the earliest days of Pinewater.

Also attached is a copy of the original bylaws for the Pinewater Civic Association (1985). Article III: Territory states:

All the property located in the Pinewater Neck” bounded by Hopkins and Burton Prongs extending westerly to Multiflora Drive but including Virden Lane and Pinewater drive extensions: and the single family homes on S.R. 49 west of Multiflora Drive as of April 1, 1985.

Lastly, there was a formal community survey document that Sam Sloan provided to the Civic Association in the early 1990’s, of which copies were disseminated to Civic Association, community residents and potential lot buyers that mapped out the community. Please note the property in question is represented as part of the community and as “HOUSE w/LOT,” just as any other resident’s home in the community (Attachment 3).

Clearly the key phrase is *"All the property."* This is inclusive of the Sloan family farmhouse and adjacent lots referenced in 2022-06 Amelie Sloan Trust. Remember, Sam and Amelie Sloan helped to form the association and were always active members in the same, which was ultimately formed to protect their beloved Pinewater community.

Respectfully,

Ken Sale

Ken Sale, President
Pinewater Civic Association

Attachments: 1. The Pinewater Story A Memoir, by Sam Sloan
2. Original Pinewater Civic Association Bylaws
3. Pinewater Farms community map Circa early 1990s

Cc: Elliot Young, Kristin Scott, Planning & Zoning
Bruce Rogers, Attorney

CONSTITUTION AND BY-LAWS
OF THE
PINEWATER CIVIC ASSOCIATION

ARTICLE I: NAME

The name of this organization shall be the Pinewater Civic Association, hereinafter referred to as the Association.

ARTICLE II: OBJECTIVE AND PURPOSE

- A. To organize, maintain, and carry on a voluntary non-profit association composed of adult property owners in the Delaware community known as Pinewater Farm in Indian River Hundred, for discussions of mutual interest in improving the general welfare of the community; and,
- B. to participate in such activities as will promote the welfare of its owners; and
- C. to engage in programs of civic improvement and advancement.

ARTICLE III: TERRITORY

All that property located in "Pinewater Neck" bounded by Hopkins and Burton Prongs extending westerly to Multiflora Drive, but including Virden Lane and Pinewater Drive extensions; and, the single family homes on S.R.49, west of Multiflora Drive as of April 1, 1985.

ARTICLE IV: MEMBERSHIP

- A. All adult property owners in the area described shall be eligible for membership.
- B. Membership shall be acquired and retained upon payment of annual dues as specified in Article V.
- C. A membership is entitled to two (2) votes. Members shall cast only one (1) vote per person at any general meeting or election regardless of land area or number of plots owned.
- D. Membership entitles members to participate in any programs sponsored by the Association; and, use of privileges as approved by the Board of Directors.

- E. Membership is terminated upon ceasing to be a property owner, or by non-payment of dues, or adverse termination by the Board of Directors.
- F. A new membership year will commence immediately following the Annual General Meeting in October.

ARTICLE V: DUES

- A. Dues shall be payable to the Pinewater Civic Association following the Annual General Meeting in October.
- B. There shall be no compulsory assessments.
- C. Annual dues shall be determined by the membership at the Annual General Meeting and the amount of dues determined is to be collected on a per/owner basis.
- D. Dues shall be non-refundable.

ARTICLE VI: GOVERNING BODY

The Association shall be governed by a Board of Directors, consisting of a President, Vice-President, Secretary, Treasurer and three (3) Directors, who will be Member property owners.

A. Officers and Duties

- 1. The PRESIDENT shall be the chief executive officer of the Association and shall preside at all meetings of the Association and meetings of the Board of Directors. He shall see that all resolutions of the Association are put into effect. He shall be ex officio of all committees, except the Auditing and Nomination/Election Committee. The President shall be the public spokesman for the Association but only with prior approval of the membership or the Board of Directors.
- 1a. The President-Elect shall appoint all committee Chairmen.
- 2. The VICE-PRESIDENT shall assist the President and shall perform the duties of President in his absence. He shall fill any unexpired term left by the President.

3. The SECRETARY shall keep a record of the names and addresses of all members; shall record minutes of all Board of Directors meetings and the election, Annual General and Special General Meetings of the Association; shall handle all official correspondence of the Association; and shall keep the essential records belonging to the Association.
4. The TREASURER shall keep a record of all financial transactions of the Association. All funds collected shall be deposited for the Association in a bank designated by the Board of Directors. All records of the Treasurer shall be available at any meeting. Treasury accounts shall be audited annually prior to the General Meeting by an Auditing Committee. Bank checks and other payments of money shall be signed by the Treasurer and one of the Association Officers.
5. ELECTION of officers shall be held by secret ballot at the Annual General Meeting as the first order of business. Winners shall be determined by a plurality of votes cast and those elected shall take office immediately.

A list of candidates shall be established by the Nominating/Election Committee at least 40 days prior to the Election. Members shall be notified of the nominees at least 30 days prior to the election.

Absentee members may vote by mail. Sealed envelopes shall be clearly marked BALLOT on the outside front and shall not be opened until the official count of votes cast is in progress. Improper ballots shall be voided.

6. VACANCIES occurring in offices of Vice-President, Secretary or Treasurer. The Board of Directors shall elect at a meeting called for the purpose, a successor to fill the unexpired term. See also ART. VI, A.2.

Officers may be removed for cause by a majority vote of members present at a meeting called for that purpose, or at any General Meeting.

B. Board of Directors - General

1. The Board of Directors shall hold necessary meetings to properly conduct Association business, but at least one meeting per quarter. Members are entitled to attend Board meetings and to address the Board. A report of action taken shall be submitted at least once a year.
2. A quorum of the Board shall be four (4) members of the Board of Directors.
3. At no time may debts be incurred in excess of the treasury balance.
4. Members of the Board of Directors shall be elected for a term of one (1) year with tenure commencing at the Annual General Meeting in October. Voting rights become effective immediately for the forthcoming fiscal year.
5. Any of the Board of Directors may be requested to resign after two (2) consecutive unexcused absences from Board meetings.

ARTICLE VII: COMMITTEES

A. Standing Committees

1. Each Director shall be a committee chairman as designated by the President-Elect.
2. No committee shall have less than three (3) members, including the Chairman. The Chairman will be responsible for selecting his/her own committee members.
3. A quorum for business transactions shall consist of members at the committee meeting.
4. Each committee shall be responsible for records of all meetings in an orderly fashion including final details of preparation, costs, etc. of all planned activities to be passed on to succeeding committees.

5. Each committee shall submit an oral report at the Board of Directors meetings for the minutes.
 6. The President shall be notified of all committee meeting dates in advance; and action taken soon after the meeting.
 7. All committees shall hold meetings as necessary.
- B. The following committees shall be Standing Committees of the Association:
1. Ways and Means Committee
 - a. Ways and Means of fund raising
 - b. Coordinate actions between all committees which involve financing.
 - c. The Treasurer must serve on the Ways and Means Committee as co-chairman.
 2. Membership Committee
 - a. Contact owners for membership into the Association.
 - b. Check for qualified membership at all Association meetings and activities.
 - c. Visit new homeowners, welcome them to our community and advise them of commercial, social and medical facilities available locally.
 3. Property and Safety Committee
 - a. Have the responsibility of investigating and effecting road improvements in this development, along with other factors that may affect the health and safety of the community.
 - b. Develop and propose plans for the public areas available to the owners.
 - c. Investigate all deviations from building codes, covenants, restrictions, etc., and submit a report to the Board of Directors for action.
 - d. Review all proposed building plans for compliance with existing regulations and others as approved by the Board of Directors.

- C. These committees shall be Special Committees of the Association:
1. Auditing Committee
 - a. The Auditing Committee shall be two (2) members appointed by the Board of Directors at least 30 days prior to the Annual General Meeting. This Committee shall not include members of the Board of Directors.
 - b. The Committee shall examine the Treasurer's records and report to the Board at least two weeks before the Annual General Meeting.
 2. Nominating/Election Committee:
 - a. This committee shall have three (3) members appointed by the Board at least sixty (60) days before the election. This committee shall not include members of the Board of Directors.
 - b. The committee shall poll the membership at least forty (40) days prior to the Election to obtain candidates. There will be no write-in candidates.
 - c. The committee shall propose at least one (1) candidate for each titled office. The list of candidates must be reported to the membership at least twenty-one (21) days prior to the Election.
 - d. Unwilling candidates shall not be proposed for election.
 - e. The committee shall be responsible for the election process, tallying the ballots, verifying voter's eligibility and announcing election results.

ARTICLE VIII: MEETINGS

- A. An Annual General Meeting will be held each October on a date designated by the Board of Directors. Installation of elected officers will be effected; dues shall be announced and payable at this meeting for the following year.
- B. Special General Meetings may be called in two ways:
 1. By the Board of Directors
 2. Any member or members may petition the Board for a Special

General Meeting. The Board shall evaluate the petition merits before calling the meeting.

- C. 1. A quorum for business transactions at the Election and/or Annual General Meeting shall be 20% attendance of the membership.
- 2. A quorum for business transactions at any Special General Meeting shall be members in attendance except as defined in Article IX.
- 3. All business transactions under these conditions shall be binding upon all members.
- D. Members shall be notified in writing at least fourteen (14) days in advance of Elections and/or Annual General Meetings. Notification shall contain details of time and place and a brief description of agenda matter.
- E. The parliamentary authority of Association meetings shall parallel rules in "Robert's Rules of Order" revised in all cases to which they apply.

ARTICLE IX: AMENDMENTS

If any Amendment to the Constitution or By-Laws is deemed necessary, a Special Committee of five (5) members shall be appointed by the Board to review and recommend specific changes. If a quorum of 20% of the membership is not obtained at a Special General Meeting or Annual General Meeting to vote on the change(s), the Board of Directors may petition the membership to effect the proposed amendment change(s).

ARTICLE X: RECISION

This Constitution and By-Laws may only be rescinded by a petition circulated throughout the membership and signed by a two-thirds majority of the members, stating that a meeting to set up a new Constitution will be held in no less than thirty (30) days or no more than sixty (60) days. At this meeting, at least 25% of membership must attend and a two-thirds (2/3) majority of attending members must vote to rescind this Constitution.

ARTICLE XI: DISSOLUTION

If, for any reason, it becomes necessary for the Association to dissolve, all monies remaining in the Treasury after payment of all outstanding debts will be refunded, by the Treasurer, in cash (currency), to the membership at a time and place selected by the Treasurer. Profits from the sale of all Association tangible assets are to be included in the refunding. A committee shall be established to audit and make a final report on the Treasurer's records before the refunding. A final letter shall be sent to members announcing the dissolution and time and place for refunding. Each member-property shall receive one (1) share payable to the owner. All unclaimed monies shall be donated equally to the Rehoboth Beach Library Fund and the Lewes Library Fund.

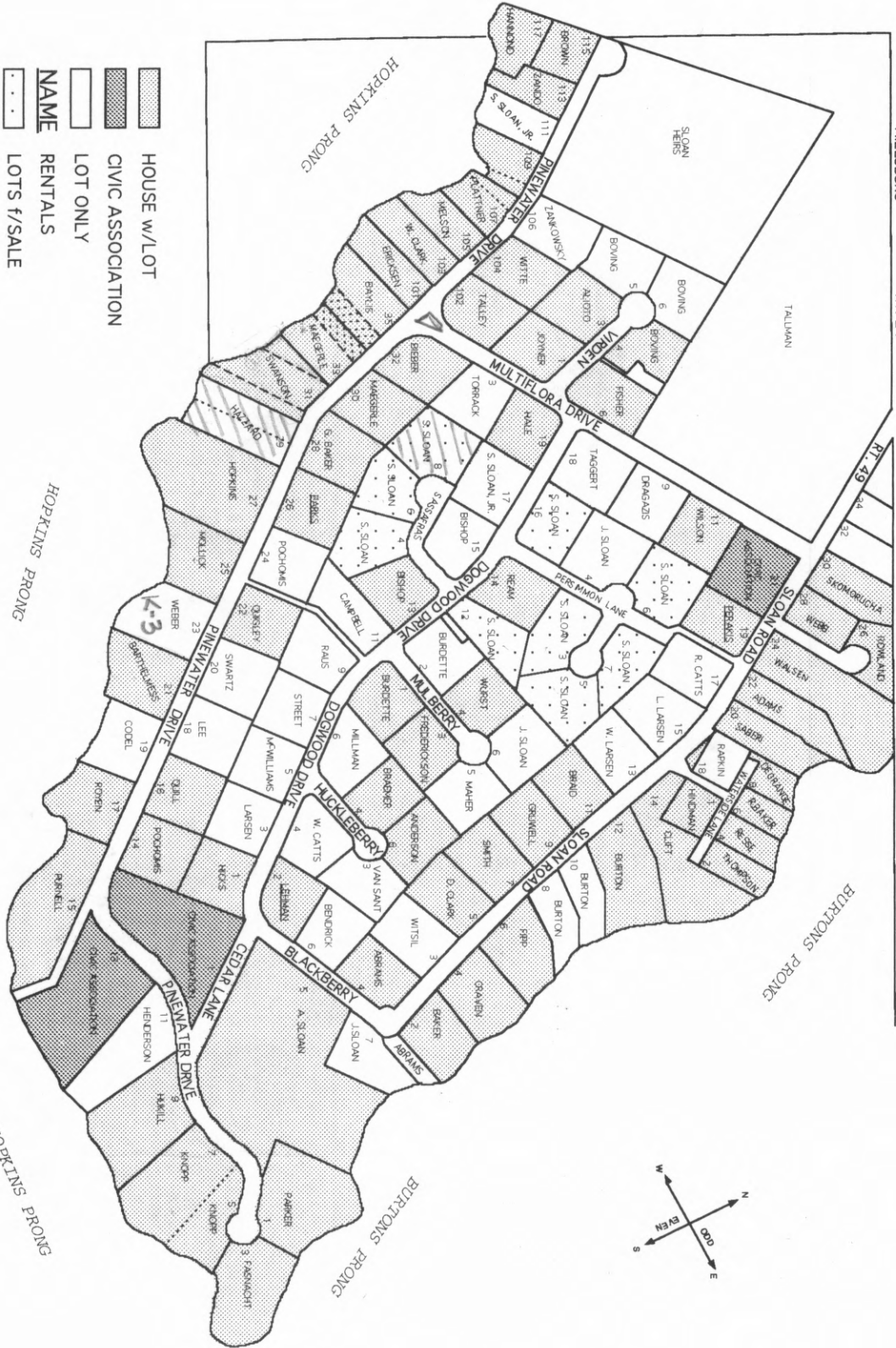


RANDLE E. PARKS
#43 REHOBOTH BEACH COM 00
REHOBOTH BEACH DE 19971

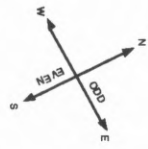
PINEWATER FARMS

MILLSBORO RT. 24

RT. 49



- HOUSE w/LOT
- CIVIC ASSOCIATION
- LOT ONLY
- NAME
- RENTALS
- LOTS f/SALE



THE
PINEWATER STORY
A MEMOIR



by Samuel Morris Sloan

ACKNOWLEDGMENTS

It is essential that I pay tribute to my wife, Amie, for her tireless support and for her efforts in assembling and editing this story.

I would like to give credit to the enthusiastic encouragement of granddaughter Cindy and the proofreading help of granddaughter Julie.

I also wish to thank the typist, Barbara Lemaire, for her hours of work on the project and the printer, Charlie Rogers of the Countain Press, for the final product.

Sam Sloan

cover photo by Tom Anderson

SLOAN FAMILY TREE

Norman Prentice Sloan = Jeanie Frances Morris
 1875-1933 "N.P." 1875-1950 m. 1897

1. Morrell Wistar = Frances Wilson
 1898-1953 m. 1942
 "W.W."

2. Winnifred Morris = James W. Lukens
 b. 1900 m. 1923
 "Win"

3. Henry Milnor
 1902-1941
 "Hen"

James, Jr. = (1) Mary Pratt
 b. 1924 m. 1952
 = (2) Barbara Lynch

Phebe Ann
 b. 1927

(1) David Patrick Welsh
 (2) Harold Guckes

James, III = Andrea Bucholz William Jennifer Mary
 b. 1953 m. 1979 b. 1955 b. 1971 b. 1973

James = Candy Tooker
 b. 1950 m. 1973

Winnifred = Michael Gilbert
 b. 1952 m. 1977
 Tamarah Patrick
 b. 1978 b. 1980

David Andrew Jeffrey
 b. 1954 b. 1956 b. 1958

Winnifred Wistar = (1) Charles Cann
 b. 1929
 = (2) Marion Mains
 Lila Michael
 b. b. 1971

Deborah Sloan = James Courtney
 b. 1936 m. 1962

James Thomas John
 b. 1962 b. 1964 b. 1967

SLOAN FAMILY TREE (cont.)

Norman Prentice Sloan = Jeanie Frances Morris
 1875-1933 1875-1950
 "N.P."

4. Marian Morris = (1) James Wynn
 1904-1978 "Maidie" m. 1928 d. 1944

- (2) James Campbell
- (3) Harry Kyle
- (4) Joel Vollmer

Jane Morris = (1) Richard Atkinson
 b. 1934 m. 1959
 (2) Judd Laverall m. 1964
 (3) James Favinger

Maydie = Kevin Covert James Wistar Frank
 b. 1959 m. 1978 b. 1960 b. 1965 b. 1968

2 Sons

5. Norman Prentice = Mary Hill Kenner
 b. 1905 "June"

Jacqueline Morris = Alfred Meunch
 b. 1936 m. 1960

Catherine = Jacqueline Kenner
 b. 1961 b. 1962 b. 1963

Norma = Robert Bredickas
 b. 1941 m. 1971

Vincent = Paul
 b. 1971 b. 1973

6. Samuel Morris = (1) Margie Miller
 b. 1908 m. 1935
 (2) Amelie Anderson
 m. 1944 "Amie"

John Morris = Jacqueline Evans
 b. 1935 m. 1958
 "Jack" "Jackie"

Cynthia = Juliet Patricia
 b. 1960 b. 1961 b. 1963
 "Cindy" "Julie" "Tricia"

Samuel, Jr. = Linda Shupe
 b. 1945 m. 1969
 "Sammy" "Lyn"

Jennifer Lyn = Katherine Emily Nathaniel Morris
 b. 1974 b. 1977 b. 1980
 "Jenny" "Katy"

Sara Wistar = Serge H.H. Trotter
 b. 1949 m. 1974
 "Sally"

Aaron Hall = Nye Morris Sloan
 b. 1978 b. 1981

SLOAN FAMILY TREE (cont.)

Norman Prentice Sloan
1875-1933
"N.P."

Jeanie Frances Morris
1875-1950

7. Jean Wisteria
b. 1909
"Dearie"

John McAvoy
m. 1934

Jean Wistar
b. 1935

Patricia
b. 1941

James Sayer

Jennifer

James, II

Jacqueline
b. 1945

Harry Halliday

John

Justin

John Sloan
1951

THE PINEWATER STORY

"The Beginnings" 1875-1900

At some time in every story, a starting point must be established. I chose the year 1875, the year my father, Norman Prentice Sloan, and my mother, Jeanie Francis Morris, were born. The first chapter is an approximation of events taken from limited records. "N.P." will be used frequently, instead of "Norman" or "Father" since it was the custom of those times to greet or refer to individuals by their first two initials, usually as a respectful or affectionate salutation. "N.P." was the youngest of four children born to Henry Sloan and Louisa McKee. His oldest brother was named Henry Worrell, and he was characteristically called "H.W." or, as we knew him, "Uncle Harry." He made his home in Highlands, North Carolina and had a successful cotton business in New Orleans. Father had two older sisters, the older, Louisa, who married Harold Austin, died of a heart attack crossing the great divide in a train about 1912. The other sister, Edith, was married twice, first to Ned Crozier from Chester, Pennsylvania then to Tom Middleton of South Carolina. Mother was one of five children born to Caspar Wistar Morris and Annie Purvis Milnor. Jeanie had two older sisters, Marian and Rebecca, and two older brothers, Milnor and Jacob. Marian married Richard Davids, and Rebecca married twice, first to Mr. Herrity and then to Dr. Edward Wasser. One of her brothers, Milnor, died young the other, Jacob Giles, married Bertha Hayden. My mother was often referred to as "Jen" by "N.P." and we later called her "Jen-bubs."

Norman P. Sloan was born at 40th & Spruce Street, West Philadelphia, on February 28th, 1875. Much of his boyhood was spent at a home owned by his father, Henry P. Sloan, along the banks of the Delaware River at Trainer. Where could a boy find a better site to grow up in than the shoreline of this beautiful, unspoiled, sparsely-settled riverside? Here he learned to row a boat, bait a line, swim, and shoot a gun. There can be little doubt that these experiences of his youth were influential in his choice of where he lived and where he built his many homes in Pennsylvania, New Jersey, Delaware, and Florida. Water was a must for him whether it was a stream, river, lake or bay. Little is known about his education other than that he attended school in Chester, Pennsylvania. From conversations with him through the years, I would assume he did not finish high school. He belittled higher education. "N.P." was a self-made man and was quite successful in the cotton business and, later in the real estate business. He helped with the education of his children who wanted it but reluctantly. It must be pointed out that during the late twenties and early thirties when most of us were of college age "N.P." was strapped for funds mainly as a result of the Great Depression following the crash of the stock market in 1929.

Jeanie Morris, I believe, was born on a farm, near Elkton, Maryland. It is my understanding that her Father, Caspar Wistar Morris, was an officer in the Union Army and fought at Gettysburg. Her parents were approaching middle age when she arrived. Apparently, she spent her summers as a young girl at "Wheatlands" on the Miles River near Easton, Maryland and recalled

the pleasant memories of the farm. She went to school in Philadelphia and spent a good bit of her time visiting her aunts on the Main Line. Jeanie was very attractive, enjoyed an active social life and had many beaux.

Much has been written about the "Gay Nineties." It was a period of new customs, style of dress, affluence and a heretofore unknown high standard of living. This was a romantic carefree period with the economy in a healthy state. The country had pretty well recovered from the destruction of the Civil War and railroads and shipping were enjoying expansion. Bicycles, and horses were still a much used means of conveyance. Communication was greatly improved but social gatherings and recreation were pretty well limited to the community level and to the people settled in the nearby areas.

It was a period of favorable monetary exchange that was to continue until the beginning of World War I in 1914. Things were pretty stable except for the Spanish American War in 1898. In vogue came the high hat, spats, and stick pin for gentlemen. For ladies the muff, bustle, and feathered hat were in style. Silver dollars were abundant, one of which would buy a bag of groceries.

Norman met, courted and married Jeanie Morris in the mid-1890's. He knew what he wanted and worked hard to get it. The competition in his courtship of his wife-to-be proved tremendous and only because of his persistency and determination to win her did he succeed. "N.P." started work early and by the time he was twenty-one was already doing well financially. He bought his "sweetie," "Jen," a bicycle built for two - the rage of the times. One evening shortly after having the bicycle delivered to the Morris home he called hoping to have a ride with her. To his annoyance and horror there was Jeanie pedaling away with one of her other beaux. Jeanie Morris was coy, had a sense of humor, was well aware of her charms and played "hard to get." Some of these traits were transmitted to her daughters.

Father and Mother were married at the Church of the Redeemer in Bryn Mawr, Pennsylvania, on October 14, 1897. They made their first home at West Ridley Avenue, Ridley Park, Pennsylvania. Their first child, Worrell Wistar, was born there July 14, 1898. (Our grandfather, Henry P. Sloan, is believed to have been living on Morton Avenue, Ridley Park, at this time.)

In the very late 1890's "N.P." purchased several acres along Chester Pike which was to be called "Stonybrook." The location was very practical in many ways. The Taylor Hospital was very close, the Pennsylvania Railroad was just two blocks up the Morton Avenue hill, and the trolley ran from Chester to Philadelphia along the pike. Ridley Park School grades (1-12) was just two blocks beyond the railroad station. Stonybrook was open land with rough terrain most of which bordered the high bank of Stony Creek. Father commuted from here by train for the next 25 years.

For one not having had any training in planning, architecture, design, and art "N.P." did an amazing job in the establishment of this real estate development. At twenty-four or twenty-five he was involved in full-time business, had started a family, and had found time to carry on his new venture at Stonybrook. It seems that from the start of my parents' relationship, Father made the big decisions and talked "Jen" into many, many project by

"sweet talking" with that falsetto voice, one of several voices changing with his mood. It has always amazed me how he found time to carry out the many activities simultaneously and come up with the financing, which had to be extensive.

This period from 1875-1900, in "The Pinewater Story" is but a sketch of my father's and my mother's early life. Information came to me from the Old Sloan Family bible, old family letters, and helpful remembrances from my parents, brothers and sisters. A more accurate and detailed account of Father's and Mother's life and ours, their children, will be revealed in the ensuing chapters.

THE PINEWATER STORY

Chapter II - Stonybrook 1900-1910

In order to complete the story, I will relate what happened in each succeeding ten year period without too much detail, in these early chapters. The period of 1900-1910 at Stonybrook was notable for two developments: first, the arrival of six more children born to "N.P." and Jeanie Sloan following the birth of Worrell in 1898; second, the expansion of construction of Stonybrook. Winnifred Morris, to be called "Win," was born in 1900, Henry Milnor, known as "Hen" arrived in 1902. Marian Morris, always called "Maidie," was born in 1904, Norman Prentice, Jr., called "June" arrived in December, 1905. Samuel Morris, youngest son, called "Sam" was born in 1908, and the last child, Jean Wisteria, always know as "Dearie" was born in 1910.

All of us were born while my parents were living at Stonybrook. The whole development is not to be confused with the house called Stonybrook. I believe most of us were born in the Taylor Hospital named for a long-time family doctor, Doctor Taylor. We all attended the Ridley Park School on Tome Street. The new Junior-Senior High School, from which Maidie and June were graduated, was built about 1913 or 1914 to the best of my knowledge. The sequence of building the many houses at Stonybrook is difficult to be sure of. As I have been told, Father built most of the following in this ten year period; Overlook, Stonybrook, Wisteria, Nestlenook, Farmstead, Birdwood, Buttonwood, Sweetbriar, Bear's Den, Cherry Hollow and Willow Hidden. The only two in which I remember living were Stonybrook and Farmstead. I was born while we lived in Stonybrook, the big white house on the hill, overlooking Farmstead next to the creek. Father must have kept really busy with his routine commuting to his office in Philadelphia, overseeing the endless construction, playing tennis, keeping his rambunctious kids in line, all in addition to taking an extensive hunting trip to Canada.

Times were good. Labor, both male and female, was plentiful and cheap. From the turn of the century until World War II, practically every middle class family had servants. We often had a cook and a nurse. We lived well, and as I have heard, the seven of us ranging in age from 1-12 were more than a handful to keep contented and out of mischief.

Father made a rather lengthy trip to Canada traveling by train and accompanied by his brother-in-law, Harold Austin, Louisa's husband. I have Father's diary concerning this pleasant and successful venture, which was recorded in great detail in July 1903. The highlight was his killing, with the last shot of his rifle, a 400 lb. bear, as the wounded bear was climbing into Father's canoe. He spoke highly about his Indian guide, Yesant Simew, who was very quiet but efficient and who knew every mile of the area. At the end of the trip the Indian offered to show "N.P." the location of a silver mine. Unfortunately, time did not permit this diversion which could have been worth a fortune. Toward the end of the trip, Father in a melancholy mood, and missing his wife wrote, and I quote, "Oh, the heart that has truly loved never forgets but as truly loves on to the close."

Following his venture into Canada in 1903, and when he had an opportunity to get away from business, Father took a trip west by train in 1906. His destination was Bullfrog, Nevada, via the great Salt Lake in Utah. Accompanying him on this trip was his cousin Charlie Sloan, (formerly state wrestling champion of Pennsylvania). "N.P." and Charlie invested in some mining claims in the Bullfrog vicinity. Father instructed his associates in the Philadelphia cotton business to sell some stock to finance the "staking" of these claims. It was a spur of the moment thing and since he did not have any knowledge in the mining business, the investment didn't prove worthwhile. They abandoned the project and returned home.

Hoping to find a summer home along the Jersey coast, Father and Mother took a trip south of Atlantic City and purchased a house and lot at Longport, and the family spent a summer there. It is my understanding that the place washed away during the winter of 1907.

The cotton business was thriving and became known as the N.P. Sloan Company. By 1910 "N.P." had become a successful business executive and, at the age of thirty-five, was making ten thousand dollars a year. Determined to find a permanent summer home for his large family and influenced by some of his business associates, he was able to find, through a stroke of luck on a hunting trip to lower Delaware, a perfect site on Herring Creek, in eastern Sussex County. The outcome of this selection of a piece of land was to become the basis of this story.

The Pinewater Story

Chapter III - Pinewater 1900-1910

One of my father's intimate friends during the period from 1905-1910 was General Gilmore of Philadelphia who was superintendant of freight for the Pennsylvania Railroad, Delaware line, which ran from Wilmington, Delaware to Cape Charles, Virginia. Train traveling was the way to go during this period, and the nearest station to the Angola area was "Cool Spring." People who came by train to this undeveloped area then had to continue to their destination by wagon, which was usually prearranged. The General had a small farm, approximately twenty acres, and knew some of the farmers in the area. Being avid hunters, the General and "N.P." had much in common. I think, one fall, in 1907, they took the train down the peninsula to Cool Spring. John Green, area farmer, and Ruth Anna, his wife, agreed to put up and feed these two business men for two or three days while they hunted. I assume one or two bird dogs were along and the quail season was on and the birds plentiful.

About a half a mile west of Green's farm was a small field that adjoined Herring Creek where it forks, one branch of the creek forming Burton's Prong and the other forming Hopkins' Prong. While hunting quail, "N.P." was impressed by a wooded point on the other side of the creek. He had hoped to find this sort of location and thus he became quite interested and determined to make inquiries as to ownership of the land. He found out that it was the extreme point of the Brereton Farm (now known as Pinewater Farm) and had John Green introduce him to Mr. Brereton who lived in an old attractive house built in the early 1800's period. Displaying his usual charm and his appreciation of the Brereton place on the creek, he received a good reception and was able to rent and later to purchase the property (7 acres) from Mr. Brereton at a very reasonable price. He called it "Pinewater" but whether the name was original with "N.P." has never been determined. There seems to be the same "Pinewater" name appearing in some old deeds of the property which appear in a title search.

Father, pleased with the purchase of this point of land at the convergence of the two prongs of Herring Creek, decided that it was the location for a combination of hunting lodge and summer home for his big family growing up in Ridley Park, Pennsylvania. After several visits and conferring with his good friend, John Green, he made plans to build a house that very winter. The structure was to be 40' by 20' and would be built from logs. With the help of two more farmers, Elias Wescoat and George Howard, logs were cut from John's woods and floated across the creek. The distinguishing feature of the big cabin was a mammoth fireplace that took up nearly one fourth of the west wall. The structure, two stories, went up in a hurry during the winter of 1907-08 as these men were farmers and, naturally, would be busy when spring came. Additions were to come later but, basically, there was one big room downstairs that had winding stairs on the south side leading up to two bedrooms and a big closet that later became a bathroom. I think it is appropriate here to describe the unusual fireplace and since it was never measured and recorded, I estimate it to have been 8' across the front, 3' deep, and 4' across the back. This is

where the cooking was done. Several swinging irons, made by a local blacksmith, were cemented into the brick as the fireplace was built. I never remember the chimney about four feet wide and ten feet above the sloping roof, doing anything but drawing well, i.e. not smoking.

An amusing tale concerning the first pay day for work done on the log house is interesting. Since it was difficult for "N.P." to make the long trip from Ridley Park to Pinewater very frequently, John Green kept a record of labor and materials hauled from Lewes and Millsboro and was to make a settlement once a month. Father looked over the itemized bill, very crudely written, and suggested that he pay John and then John would pay the other men. That was agreeable except when Father handed John a check for the month's work John balked. He had never seen a check and refused to accept it as payment. This necessitated their going to Lewes by wagon, a half day's trip, to get cash from the bank.

I understand the big cabin was finished by the summer of 1908, the year I was born. Father and Mother and some of the older children spent part of the first summer in it, cleaning up and making plans for expansion while the rest of the family stayed home in Pennsylvania under the care of servants. The original plans did take into consideration the future needs for housing of so many people. Things were pretty crude with a pitcher-top pump, outhouse, and kerosene lamps.

Previously, I have stated that structures and events may be inaccurate and that I am relating what I think happened. Since my knowledge of these things is based on memory and on what I have been told, letters, and diaries there may be some inaccuracies. I think the kitchen and pantry were built next, probably in 1909. Here on a cement floor were found a cook stove, table, cabinets, and two outside doors. Within a few years a dining room was built on the south side as well as a sun parlor built across the front facing east. With the onslaught of so many kids and friends things became crowded so another cabin was built on the northeast side with a bedroom balcony connected to the big house. These additions completed the early construction.

In the fresh waters of Pinewater, before the Indian River Inlet was opened to allow in more salt water, snakes, turtles, and bullfrogs were abundant. Sunfish, eels and crabs being plentiful were caught and cooked in big pots. Of course, the water was the big attraction and all seven kids were swimming at an early age. We had boats, canoes, and row boats that provided a lot of fun and many times they turned over. It would have been more practical if the house had been built back twenty or thirty feet because part of the porch was built over the water and in high tides and storms it was constantly awash.

It is hard to conceive of just how primitive conditions were in eastern Sussex County in 1910. The narrow roads, usually only one track wide, were sandy and dusty in summer and practically impassable in winters when they became muddy or frozen.

Life in Sussex County, particularly, Indian River Hundred, experienced very little change from 1900 to 1930 except in the area of transportation. The very rural lifestyles and customs, with farming the principal occupation,

the extremely low educational and cultural level and the unwillingness of the people to accept change and outsiders characterized the native population and their mode of living in this period. Of course, for those of us who knew it then and know it now - it was unspoiled.

So I leave Pinewater in 1910 where "N.P." had established a "base camp," the foundation for a lot of living and sentimental memories for the next sixty years. We will return to Ridley Park (Stonybrook) where the seven Sloan children were growing up, active teenagers, with their numerous friends and activities.

The Pinewater Story

Chapter IV - Stonybrook 1910-1920

Stonybrook lies at the bottom of two hills on Chester Pike, across from Ridley Park, Delaware Co., Pa. The small housing community lies on the south side of Ridley Creek, which is ten miles from Philadelphia. The site has always been vulnerable to periodic flood conditions. "N.P." probably would have thought twice before he built the rambling structure known as Farmstead where we lived for so many years, had he know of the creek's rampaging capabilities in frequent flood periods.

It must have been quite a chore for Mother to get the family up, dressed, fed and off to school. Fortunately, she had some help during these prosperous years before World War I. We were conscientious about getting to school on time, but I wouldn't say that any of us were good students. We were not urged to excell or do much studying as I recall. Not being gifted with academic or intellectual talent, we chose to follow our interests, mainly athletic and recreational with play and games taking up a big part of each day. We shined in what has since become known as extra-curricular activities. June and Henry, several years my senior, were good in football. June was very good in all sports, including boxing. Maidie was a star forward on Ridley Park girls' basketball team and was the best dancer in the family.

All of us enjoyed the winter activities including sledding on the hills of Chester Pike. We owned a tobaggon, roughly 2' wide and 8' long - big enough to hold six kids. The one in front steered and, unless he was skillful and able to anticipate the barriers ahead, we might hit a tree or land in the usually frozen-solid creek. This dangerous contraption was usually used on a deep sloping field. We were dare-devilish but usually wound up landing all right or turning over in the snow.

As I recall those days over fifty years ago, we all could skate and enjoyed ice skating on Ridley Park Lake, which was circular in shape and four or five acres big. Frequently, there were at least two hockey games going on at one time. I was told that, later, after we had moved to Florida, Ridley Park turned out some Olympic ice hockey talent.

The Sloan clan was very sociable and our home was a gathering place for lots of our friends while we were living at Farmstead or in our big Stonybrook house up on the hill. I would suppose that during the years from 1913 to 1917, the social life was at its peak when our ages ranged from six to sixteen or eighteen. On one or two evenings a week and on nearly every weekend from September to June our house or area was full of teenagers. The boys gathered in the billiard room and the girls in the big living room where there was a fireplace, a piano, and a victrola.

Friends of the family whom we knew at Ridley Park during this period included: Jim Lukens, Leroy Bald, Sam Hayes, Elizabeth Andrews, Elizabeth Buse, Ed Fahey, Bob Brooks, Juney Sauers, the Staffords, Bus Brown, June Janney, Enoch Farsen, Phil Sweeney, Bun Andrews, Roy Hawthorne and Fred

Campbell. There were more but I can't think of them at this time.

I was younger and stayed in the background, scarcely noticed by the older groups. When the weather was nice I played with my friends, Bun Hennieke, Buddy Stephani, and Jimmy Allen primarily; and we build a "Hoodle" - a big hole that we dug out of the bank above a small pond. Here we had fun making our sling shots from iron wood, playing mumbley peg with our pocket knives, and smoking corn silk. When the ice began to melt in the creek, we would dare each other to skate on the thin ice in shallow water until one of us fell in.

Farmstead was a long storey-and-a-half structure, stuccoed on the outside. The central part featured a big living room, dining room, kitchen and furnace room. There were two wings. The north one consisted of two bedrooms and a bath for the girls Win, Maidie, and Dearie. Winnifred was pretty, stately, proud, and had a beautiful singing voice. When Mother and Father were away in Europe or Canada, Win was the boss and really made us toe the line. Mother and Father had two nice sunny bedrooms on the south side with a bath between. Here they could get some privacy away from the mob. When things got a little out of hand "N.P." straightened things out. We four boys had a kind of dormitory upstairs with two dressing room, a bath, and a sleeping porch where we slept in all sorts of weather. All of us had an occasional friend spend the night or the weekend. A big porch covered the west end where it was bordered by a small lawn and a grape arbor. A sun dail was in the center of the lawn. The sundail was later transported first to the rose garden at Pinewater then permanently to the graveyard at St. George's Chapel, Indian River Hundred. Along the main gravel road in from the Chester Pike opposite the house was a big pigeon house placed on top of the base of a huge walnut tree. A picturesque curving bridge crossed the creek to the south with a small waterfall below.

Father had an active cotton brokerage business on Chestnut Street in Philadelphia. Without too much computation of values, inflation, etc. one can see that this would have been equivalent to at least \$50,000 today (in the late 70's)). As I have stated earlier "N.P." was brilliant, ambitious and imaginative. He had quite a development at Stonybrook with at least a dozen rented houses during this period. He had a flair for architecture and no two houses were the same.

Father was an excellent tennis player with a strong wrist and his speciality was the chop stroke. Two or three nights a week he would come home from the train, have an early dinner, put on his white ducks and tennis shoes, and play a couple of sets of tennis at the Ridley Park public courts. He was far better than any of his boys (even when he passed the age of fifty).

By being a good manager and delegating a lot or responsibility to others in the cotton business and the development, he was able to get away for his favorite avocation - hunting. He loved to go rail bird shooting along the marshes of the Delaware River and really anticipated the opening of the season on September 1. Occasionally Mother would accompany him. She was a good shot and we often called her "Shootin' Jen."

I am sure that all of my family will think it amiss if I don't write something about some of the dogs we grew up with. Probably the most famous were Satan and Darby. Satan was a big, powerful Chesapeake Bay retriever, and we were all attached to him. I could write a long chapter about this lovable and loyal dog. After serving as an extra-good duck retriever, at seven or eight years old, Satan developed cataracts and went completely blind. We thought even more of him after that. At least twice he was run over by cars. Once, after carrying him in the billiard room with one shoulder open, and several tearful kids thinking he was dying, our good Vet sewed him up and he made a remarkably recovery. Later at Pinewater in the twenties he was lost, and even though he was still blind he found his way home after five days. Darby was a big pointer bird dog, an excellent retriever of quail. Roughly around 1915, when Mother and Father were on a hunting trip to Pinewater, a big fire was built in the tremendous fireplace, the only source of heat. On a cold November night they had gone to bed having let the fire die down pretty well but with no screen. Apparently the wind picked up and the hot holly mantle caught fire while they were asleep. Darby on guard in the big living room, smelling the smoke, and seeing the flame, climbed the stairs and jumped on the bed, alerting "N.P." who rushed down and put out the fire before it engulfed the whole house. Many would doubt this amazing story. I believe it to be true.

I have felt and heard that anticipation is half the enjoyment of most of the pleasant things of life. It was difficult for all of us to contain our enthusiasm upon the closing of school, in June, at Ridley Park. It was hard to say goodbye to friends even for a summer, but what lay ahead counteracted the tears and handshakes of parting until September. With so many kids, dogs, suitcases, servants and sometimes a friend, it took at least two and later three Ford cars to transport us all from Stonybrook to Pinewater around 1915. It would be impossible for young people living in the luxury of the late seventies, to understand the inconvenience and hardship of travelling then. The old cars and rough-riding, dusty, winding roads tested one's patience and nerves. It took a long day to make the trip of about 100 miles and then only if we didn't have too many punctures. "N.P." made this statement around 1920. "Anybody that drives over 20 miles an hour is a damned fool."

It took days to open up the various cabins, unpack and get adjusted to camp life at Pinewater, but it was worth the effort to once more enjoy summer living on Herring Creek and to let loose and spread ourselves in the woods, on the water, in the boats and to satisfy ravenous appetities with lots of good food, milk, rootbeer and homemade ice cream.

The Pinewater Story

Chapter V - Pinewater 1910-1920

As we made Pinewater more livable and continued to expand the living areas, more people were involved: growing children, servants, and local help. The apparent affluence of the Sloans in the eyes of the native population was obvious. Our neighbors around the creek lived a rather simple existence, not enjoying a high standard of living, having little education and, of course, no servants. Our acceptance was very gradual because we were so different, noisy, carefree and our language differed from Sussex County colloquialisms.

Pinewater from the beginning in 1908 to the late twenties was our playland where our main concern was to fill each day with fun, swimming, boating, eating and exploring. Here, we were given a good deal of freedom and left to our own ingenuity for entertainment. We walked or went by boat to get the necessities. One place of great interest was D. Burton's store and Post Office. We bought things like kerosene, sugar, and candy. Many days we would paddle or row up Burton's Prong of Herring Creek to a landing known as "Deep Hole" and walk from there. Burton's store was a gathering place for farmers, particularly in the winter evenings where they would sit around, smoke their pipes, gossip and buy something needed at home. Mr. Dagworthy D. Burton, long time postmaster and proprietor of the store lived across the road with his son, Clifford, and Clifford's wife, Maggie. Clifford ran the farm and was a State Senator. Mr. D. Burton was very curious and asked many questions some of which were downright amazing. My Uncle Jack (Mother's brother), Jacob Giles Morris, who was living with us in the late twenties and early thirties, would frequently stop by in his big chauffeur-driven Lincoln to pick up mail. Mr. Burton once asked, "Oh well now, Mr. Morris, just how much is your income a year?" The dirt road going by Angola carried little traffic, a few cars and wagons. Mr. D. was so curious about everyone passing by that, if he didn't recognize someone, he would ask one of the colored boys, "Elias, who was that went by just now?"

Another jaunt for us was to George Howard's store, to the south of Pinewater on the south shore of Hopkins' Prong, a part of the big area of Long Neck. Going by boat and walking a half mile through woods brought us to the store where our main interest was the candy counter. George was a good mechanic and kept our boats running. The poor old fellow suffered from edema and was uncomfortable most of the time. When we would inquire about his wife, Carrie, he would invariably say she was "still a gruntin'."

The main trip was to John Green's who lived on the same side of Herring Creek as George Howard but about one mile down toward Rehoboth Bay. I must have made about a hundred trips over there by boat during the summers from 1915 to 1920. From Greens' we got our milk, eggs, vegetables, and ice. They had an ice house filled each winter from the ice on Herring Creek.

We apparently got sufficient nourishment from all these farm foods as I don't recall much sickness except for typhoid fever which Worrell had, probably from the drinking water from Ridley Park.

Father had a survey map showing all the cabins on both sides of the creek made in 1916. He had purchased a good-sized tract of land from Ableman who had a clothing store in Millsboro. This tract was directly opposite Pinewater and included at least one quarter mile of waterfront. Two cabins were built at each end each having two rooms. The first one stood just opposite Andy Knopp's on the point, still owned at this writing by Francis Clavier, Worrell's widow. The second cabin, further up Hopkins' Prong of Herring Creek, still stands after 50 years. I think each was equipped with a pitcher-top pump. Guests sleeping in the cabins would shuttle back and forth to Pinewater in one of several boats available, eating their meals at Pinewater.

We had our share of easterly storms back then, too. We holed up in the big cabin where we played the victrola and lots of card games, checkers, etc. I have pleasant memories of catching sunfish between the cracks in the pier. For a number of years the inlet into the ocean was closed so we had fresh water fish, frogs and water snakes in the bay and creek. Dearie and I played with little sailboats and wind up motor boats along the shore. We had our chores too, and what seemed endless was the bailing out of the many boats, particularly when Father was around.

One fall during World War I we were forced to stay in Delaware because of the influenza so prevalent in the cities and so fatal to servicemen and citizens alike. I believe, Win, Hen and Worrell had already gone back to Stonybrook leaving Maidie, June, Dearie and me down here at Pinewater with a nurse. June and Maidie went to the old Angola one-room school that fall. The school later was used by the Grange and still stands. We stayed until winter and I remember we had a big snow that came early. Also, during that stay I was butted by a big ram up at the farm. All of our lives were affected by the war; and even though traveling was curtailed, we managed to get back to Stonybrook later that winter and continue with our basic education.

The Pinewater Story

Chapter VI - Stonybrook 1920-1925

It is necessary to point out that in 1920 I was 12, Dearie 10 and Worrell 22. It is difficult to describe the activities of the family with so many changes following the war. Henry was out of the Marines, and to please "N.P." he and Worrell worked for father in the dwindling, once thriving cotton business. Winnifred was in finishing school in Philadelphia. Maidie was finishing High School, and the rest of us were plodding along, enjoying our friends and diverse activities.

Father tried to salvage what remained of his business after a tragic loss of a big shipment of cotton to Spain for which I believe he received no payment. It was the beginning of hard times. Fortunately "N.P." had accumulated some savings and had considerable collateral to keep things going. About 1922 he announced to all of us that he was opening an office in Florida, and that we would begin to close up the Farmstead at Ridley Park and to get ready to move south. Apparently Father and Mother had gone to Tallahassee where Father rented an office on the main street and purchased a good sized tract of land, six miles from the town on Lake Bradford. Jim Lukens and Winnifred were engaged, with a big wedding planned for the fall of 1923. At this time June and I were attending High School at Leon High School in Tallahassee and driving to school in a Model-T Ford - June was 16. The rest of the family stayed behind at Ridley Park for the wedding.

Following the church wedding in 1923, a reception was held at the Corinthian Yacht Club on the Delaware River. (Win and Jim celebrated their fiftieth anniversary in 1973, at the same site, which Amie, Sally and I attended). A group of the wedding party saw them off in a following car late at night. Henry was driving, Maidie and two of the bridesmaids were in the car when they had a fatal accident near Chester. It wasn't Henry's fault, but two girls were killed and Maidie broke her shoulder. This was tragic and upset both families terribly. However, Win and Jim continued on their honeymoon totally unaware of what had happened until they got to Florida.

The house at Stonybrook was closed and the furniture shipped to Tallahassee. The whole family, except for Worrell who was on the road selling cotton samples for "N.P.", came to Lake Bradford by train and car. It was hard to pick up and leave one's friends and to head for an uncertain future among complete strangers.

So I come to the end of another brief chapter about the Sloan family in this "Pinewater Story." The end of 1925 found us departed from Stonybrook for good except for infrequent visits. Some of us were at Tallahassee, some at Naples, Florida (where Father had real estate interests). In summer we would return to Delaware.

The Pinewater Story

Chapter VII Tallahassee 1920-1925

Now that I am in my 70's I find it difficult to remember events as clearly as I did five years ago - even about our stay in Florida, at Tallahassee, the capital. To say with accuracy that certain things happened a certain year is difficult. If I jump back and forth a bit it will have to suffice and be accepted as just a few smattering occurrences in an old man's uncertain memory.

Just as it was difficult to leave Ridley Park for Florida in the early twenties it was equally hard for us to get used to the people, customs, and downright prejudices against our Yankee family in this southern town of Tallahassee. For awhile we rented a big house out on the Quincy Road. This state capital is in Leon County and lies atop seven red clay hills. When I was in school there in 1925, the population was around 5,000. Today, the figure has swelled to nearly 100,000. In 1923-24, most of our family was in Tallahassee with June, Dearie and me in school. We had moved into our house and cabins at Lake Bradford, called "Lotavista," approximately six miles from town. The three of us would join Father and Mother for lunch at a boarding house two or three blocks from school. There were a dozen or so old ladies also eating there who looked to be in their sixties and seventies, southern aristocrats whose fathers and brothers probably fought in the Civil War. We really got some hard looks from them no smiles or greetings, just an occasional nod. This was hard on us because we had been considered to be a very sociable family back in Pennsylvania.

June must have been 16 and soon became quite popular in school where he played football and basketball. His teammates called him "Salty" or Norman. The nickname came from his stories about a sea voyage he and another chum from Ridley Park took to Europe one summer (they worked their way on a freighter) between the two years he was in Leon High School and before he went back to graduate from high school at Ridley Park. Later he attended Penn State for a year. The local men at Tallahassee soon found he could "handle his mitts" and he offered to box a big pug in a carnival in town and won decisively. From then on Salty Sloan was a hero and could do no wrong.

The big rambling house at Lake Bradford had only two bedrooms, so there was a need for the other two cabins for sleeping accommodations. I don't remember any bathrooms but of course, there were a couple of outhouses and pitcher-top pumps. By now we were used to kerosene lamps since that was all that had been used at Pinewater for the past ten years. I think we had maybe 70 acres of land with a half mile of lake frontage along the circular lake. A beautiful stand of cypress trees was cut off about waist high, maybe 100' by 200' giving us a beautiful rustic view of the lake. Our first Christmas at Lotavista was a disappointment despite Father's and Mother's attempt to cheer us up. We missed our friends, the cold weather, sledding, and ice skating. One night after Christmas "N.P." called us all out to see it snowing. It was only a flurry and did little to dispel our

dampened spirits.

At Lotavista we inherited two old colored people who had been living in a two room cabin where they cooked on a fireplace. Their names were Lit and Daphne. Uncle Lit was a slave during the Civil War and had migrated down from the Carolinas. He did not know how old he was but we felt he had to be approaching 90 when we first got acquainted with him. He puttered around cutting wood and doing odd chores for us as well as looking after the place while we were in Delaware. Daphne did our cooking and used snuff. Unless it was severly cold, they both went barefooted and had wide tough feet. Every Saturday Lit and Daphne would load up their butter, eggs and side meat, hook up their old bony mule to a cart and drive to Tallahassee to the "Rascal Yard" where they would sell enough to buy the week's necessities: such as flour, meal, lard, coffee and sugar and of course snuff for Daphne and tobacco for Lit's pipe. This weekly occurence was their social event and it was something to see a hundred or more blacks gather to visit, gossip, and do their dealings. Daphne would sit on the kitchen steps of our house and sing about her son in World War I "Gwine out in your name Lord and Iffen I die on the battlefield Lord, Ise Gwine out in your name."

We had a homemade tennis court between the big house and the first cabin. It was a dirt court with chicken wire for back stops. Father who was pretty good, even at 50, and offered any one of his sons \$5 if they beat him a set. When I was either 15 or 16, I challenged him one weekend and beat him, winning the hard-earned money. It was told by those who watched the match that Sam aimed the ball at the soft spots and, of course, the ball didn't bounce so "N.P." couldn't return the ball and lost some of the vital points.

The majority of the family didn't stay at Lake Bradford more than a couple of winters, primarily because the cotton business office wasn't doing very well and "N.P." was sharp enough to capitalize on the budding real estate boom in south Florida about this time. All but June and I packed up the Model T's and headed for Naples and moved into the big two story house "N.P." had built in 1919, I think. June and I stayed out at the lake for awhile with Daphne doing the cooking. We drove back and forth to school in another old Ford, nearly always late, because June never was in a hurry. I had to be penalized for being constantly late but I was careful not to say too much about it to Salty. Later that winter June moved in town and stayed at the old Governor's house at the top of Monroe Avenue with a very stout lady by the name of Runette Hunt Long. I remained at the lake by myself and rode a bicycle to school. My last term, in the fall of '26, I moved in with one of my best friends, Ed Sauls, who became one of University of Florida's great fullbacks and track man, and later became a successful coach and school administrator. I was a poor student, much more interested in athletics and trapping animals at Lotavista than studying by a smokey kerosene lamp. I think the last winter I spent in Florida, Father sent me some money to come to Naples from Tallahassee to be with the family for Christmas. It was on this vacation that brother Henry and I took the family yacht, a 26' boat called the "My Jean," on a long trip to the Keys and back through the poorly marked channels along the southwest coast. It was a wonderful experience with a great guy.

I made three good long-time friends at Tallahassee, Ed Sauls, Arthur Demetree and Lawrence Salley (who died of a heart attack this past July 4th). We played together in football, basketball and track, and tennis and travelled a great deal in Georgia and North Florida to many athletic contests. Lawrence Salley and I more than the others remained friends and corresponded and visited a good deal in Florida. He was a real gentleman and life-long friend. Ed, Arthur and I would hike or ride our bikes to Lake Bradford on most weekends to eat oysters, play tennis, cut wood and wrestle. Both of them were much stronger than I was. Arthur Demetree, an Asyrian, was about five feet eight inches, dark skinned, a good Catholic and so strong we called him "Giant." In the thirties he moved to Orlando and became a successful realtor and raised a family. He entertained me there twice in the sixties. Ed's Mother was very good to me and after I graduated from Leon High (with none of my family present at graduation) loaned me enough cash to pay my train fare from Tallahassee to Lewes, Delaware. I was a very disillusioned eighteen-year-old (who had been more or less forsaken by my family) and very uncertain as to what the future held for me. When I was finishing High School in 1927 Mother gave me a large leather suitcase and a heavy suede jacket. I never owned a suit of clothes until my sophomore year in college at the University of Delaware. I received an honor while a senior at Tallahassee, being named All State End for Florida. This distinction was a contributing factor in getting a football scholarship to Pennsylvania Military College in 1927 about which I will elaborate in a later chapter.

Although my brothers and sisters and myself were quite unhappy being forced to go to Tallahassee from Ridley Park and verbally resented the transplant, I gradually accepted conditions and made contacts there and really became quite happy in my years there with friends made and Lake Bradford. There were many times in the next few years that I yearned to be back in Tallahassee. There was a feeling of separation, not to return, from a chapter in the life of a fast-maturing lonely individual. At least there was knowledge that we would all be together at Pinewater. The summer of 1927 was pleasant and exciting for me as I in anticipated playing college football at P.M.C.

The Pinewater Story

Chapter VIII - 1920-1925

Going back to Pinewater from Tallahassee for the last time meant more adjustment for us all. Although I now write about the period 1920-25 there was a carryover in dates from our last days at Ridley Park and the five years spent at Tallahassee 1922-27. "N.P." couldn't just pull out from our property at Stonybrook with all the rentals and maintenance there. He later turned over the management of the development to Sweeney & Lukens of Chester, Pennsylvania. Of course by that time Jim Lukens was his son-in-law and they worked together in Real Estate and what remained of the cotton business. At Pinewater additional changes were made for the convenience and comfort of family and friends who continued to come down during the summer from Pennsylvania. I believe that my father purchased the farm of approximately 100 acres from the Sussex Trust Co. in Lewes that held the mortgage against Tom Middleton, his brother-in-law, and his sister, my Aunt Edith. The price was \$2800.00 or about \$28.00 per acre. This did not include Pinewater Point where an extensive array of buildings continued to be built.

An addition was put on a small garage built several years before. This shed housed a Delco electric system consisting of a noisy gasoline engine and an electric generator and many storage batteries. Old George Howard who helped build the original cabin helped with the installation and operation for the next year or two. This new innovation gave us great convenience and luxury since it afforded us electric lights and running water and two bathrooms. What a joy not to have to depend on the hand pump and kerosene lamps!

The old house on the farm was a single story house with board and batten siding. I suppose it was built around 1900 or before. A U-shaped series of buildings, in poor repair, encircled the farm yard. An old oak corn crib was in the center. A barn, reputed to have been built around 1830, had been moved from the original Brereton farm and is in good shape and is still in use in 1980.

Before the age of tractor farming, I was told the stables housed about a dozen horses and mules plus a milk cow or two and an array of old horse-drawn machinery. Before "N.P." purchased the farm two families who lived there in the early teens and twenties were John Hazzard and Roy Dorman. These people worked for Tom Middleton. "N.P." hired a poultryman in the early twenties by the name of Glover who moved in the farm house with his family. A poultry house - 20' by 20' - was built to supplement another poultry building. The Glovers were nice people and Mr. Glover managed to eke out a living for a few years until his wife died of cancer.

Added to the array of many buildings at Pinewater, a shed 24' by 24' was built, high enough for cars to park under an "A" shaped roof making a good-sized storage area above. This structure on large cedar posts was to remain in good use for the next thirty years. After I purchased Pinewater

Point from the family in 1960, I tore the building down as it was leaning and the posts beginning to rot and it was becoming a definite hazzard.

Sam Salters, who was black, his wife Lizzie and about eight children moved in the farmhouse I believe in 1925. They farmed some of the farm on shares with mules, raised chickens and hogs, and did some truck farming. Lizzie was a big, fat German woman with blue eyes and this mixed family was not accepted very well in conservative Sussex County in the mid-twenties. The children were attractive and associated with colored families in the area. One girl, Josephine, worked for us for seven or eight years as a cook, and the whole family became attached to her. Sam, her father, was handy and good with machinery; he assumed the running of the Delco plant.

When I was 14, in 1922, and the last year we were in Stonybrook, two of my school friends and I (in June '22) made an eventful trip from Ridley Park to Pinewater. We booked passage from Chester to Frederica on a freight boat called the "Frederica" for an overnite trip. The boat was slow and the water calm but we really were thrilled with the adventure. From Frederica it took us all day walking and hitch hiking to get to Pinewater. The roads were rough, dusty and scarcely ever travelled. After walking at least fifteen miles we arrived at Pinewater tired and hungry. We opened up the cabins, put our belongings in the sleeping quarters, primed the pump with creek water, salvaged something from the kitchen and hit the hay. The next day we made a trip to D. Burton's store, which was also the Angola Post Office. Here we bought some basics like sugar, flour and bread. After lunch we travelled by boat to John Green's for milk, eggs and vegetables. "N.P." had credit with the Greens and they were glad to sell some things early in the season. We spent a pleasant week, mostly in a boat or canoe or both, fishing, exploring, crabbing and chasing after some bull frogs at night. Some of the family came down in two Fords at the end of our week and brought a cook, a dog and lots of food. We were happy to have them and anxious to have some decently-prepared meals and sheets to sleep between. My friends left the next Monday, driving back with Father in one of the cars.

Another episode that I recall occurred when I was sixteen and included my oldest sister Win, and her long time friend June Janney. Win, June and I went down to Rehoboth Bay for a swim in our little boat with a small outboard motor on back. We had a nice swim from the first beach around the first point to the left and were heading home at about 4 miles per hour when we noticed some thunderheads to the west. It was really hot and we hadn't heard the thunder because of the noise of the motor. We realized we were in for a summer squall. Were it not for the two girls both being about eight months pregnant we would have tried to make it home. With a mile yet to go and with the sky being very threatening, we decided to stop at the only house (later to become home of artist Orville Peets) along the creek between the bay and Pinewater. This was known as the old Massey house, at this time occupied by Pete and Lizzie Harris (colored). There were about two hundred yards from the boat to the house and we just made it when the rain came down in torrents. Pete welcomed us in and we were very appreciative of this pleasant warm shelter. It was a severe wind and rain storm but of short duration. After about a half hour the sun was out, we thanked the Harris and headed for our boat. I baled the boat out and we were on our way. I felt we had used good judgement as there is always the

possibility of a mishap with the exposure we would have faced had we not stopped.

When I was 15 I had a very unpleasant experience. I needed a haircut and had gone into Lewes with my brother, June, late one Saturday afternoon. After leaving the barber shop, we had a snack at one of the restaurants, and then I assumed that we would be going home. June, however, had prearranged to meet a couple of buddies who had come down from Ridley Park to go to the dance in Rehoboth. On the way out of Lewes June stopped the car on Savannah Road and decided I should drive the car home while he would go with the other boys, who were following, directly to Rehoboth. I had no license and had only driven around the farm. It was getting dark, and I cautiously started off, June shouted to me to stop at Westcoat's Corner and get a couple gallons of gas. I drove along cautiously and near the station tried the brakes which were non-existent, and piled right into the gas pump and brick corner. I was scared and shaken up but not hurt. The car was slightly damaged. Mrs. Westcoat came out, saw what happened, and called the state police. A big, tough looking state trooper appeared in about twenty minutes, asked for driver's license, registration, and tried the brakes. After writing up a ticket he decided to take me on the back of his motor cycle to Rehoboth to look up June. We found him at the old Bellehaven Hotel. The cop instructed all of us to follow him to the magistrate's office, the last place I ever wanted to go. Fortunately we had enough to pay the charges of \$45.00 - which was a lot of money then - go back to pick up our car and head for home. It was a very unpleasant venture. I vowed I would never go to town again.

The Pinewater Story

Chapter IX - Ft. Myers-Naples, Florida 1925-1930

We had moved to Tallahassee , where Father established a cotton brokerage business in 1923. Although we were established in a new home at Lake Bradford, where some of the family spent the winters from 1923 to 1925, "N.P.", Mother and Dearie headed for Naples. The real estate boom in south Florida hit its peak I think between the years 1925 and 1927.

Since "N.P." had one large house (Tecopa) already in Naples and owned some other property there, it became very easy to open an office in Naples. Because he knew the area and many of the people of importance there it was a successful operation in a short period of time. In addition to the real estate office, right next to our house, "N.P." opened a real estate office in Fort Myers also. I believe my brother, Henry, and Jim Lukens helped run the two offices. Jim Lukens and Winnifred, my eldest sister, rented a house in Fort Myers. Their first born, "Sonny Jim" Lukens, (James Willie Lukens Jr.) was crowned "Mr. Fort Myers," in a baby contest.

One big sale that "N.P." made in Ft. Myers was a yacht basin. Instead of the usual cash payment for his commission "N.P." chose to accept a very nice yacht. He renamed it the MYJEAN naming it after Mother. It was transported to Pinewater the very next summer where it was put to good use by all the family. It was an attractive boat about 28' long with a good inboard engine. We made a lot of trips to Rehoboth and around the Rehoboth Bay in it during the summers of 1926 to 1928. We would often have eight or ten aboard and often went to the Narrows in it to crab or swim, sometimes anchoring in the bay and swimming from the boat.

June spent a year at Penn State in 1926 after graduating from Ridley Park in 1925. I believe he went out to the West Coast about 1927. Henry was with us a couple of years helping Father with the cotton business at Tallahassee. Sometime in the late twenties Hen and "N.P." drove out west to Arizona and started the Lion Hill Gold Mining Co. at Parker, Arizona. June joined him in a year or so and together they worked hard mining low grade gold ore. They never made a big strike but made expenses digging and dynamiting ore in a mountain above their camp. They made lots of friends in Parker and had many good times there. Henry made Parker his headquarters from about 1928 until 1941 when he died in a freak accident while working in a shipyard at San Diego. He made several trips back to Pinewater in the thirties. I had visited him in the summer of 1941 and was the last one of the family to see him alive. I felt very close to him even though we had not seen too much of each other in the last few years.

I recall a very pleasant trip that Hen and I took during Christmas week in the winter of 1926-27. I had come down to Naples from Tallahassee where I was finishing my senior year at Leon High School. Two newspaper reporters, man and wife (I have forgotten their names) hired Henry to take them by boat from Naples to Long Key, not too far from Key West. We went

in the "MYJEAN", making sure it was in good shape. I went along as crew helping Hen man the boat. This was quite a venturesome cruise traveling several hundred miles along the Everglades, charted but seldom travelled. We thoroughly enjoyed the trip and were impressed at the vastness of that wild area of tropical shoreline. After putting our passengers ashore we bought some food and gasoline and then headed back to Naples. Hen was pretty good at reading charts and we didn't get lost once. The weather going south was excellent and also half way back. The second day, a sudden severe storm developed in the middle of the afternoon and we knew we had to find a snug harbor if possible. Our chart told us we were close to Shark River which we found and cautiously approached because of sand bars. We anchored in a protected cove and rode out the storm. We had a good meal and slept well. The next morning was bright, clear, and calm. Just before pulling anchor we saw a panther along the thick mangrove, less than two hundred feet from us. I think we arrived at the back bay of Naples the next afternoon.

"Life is swell when you do well." Land values were increasing so fast during the height of that fabulous boom in south Florida that almost anything "N.P." bought would nearly double in value within a year, or so it seemed. He was able to recover some financial losses from the end of World War I and accumulate a sizable fortune to invest in land here in Eastern Sussex County during the last few years of the twenties. I don't want to confuse the reader about buying land. About 1925 "N.P." purchased "Wolfpit" a tract of land of about 500 acres bordering Rehoboth Bay and Herring Creek for \$5,000.00 which came to ten dollars per acre. Within two years he sold one hundred acres of it for a camp, now Camp Arrowhead, for \$5,000.00. Pinewater Farm was bought much earlier for \$2800 and contained about one hundred acres, more or less.

Moving is always a headache. Deciding what to keep, what to discard is difficult. In those days, both the cost and damage incurred was considerable. The nice furniture accumulated over many years at Stonybrook was shipped to Tallahassee for four or five years then back up to Pinewater. Conditions here at Pinewater were hard on furniture. Being stored in a log cabin, unheated in winter, with later flood damage left everything in a pretty sorry state. Up keep of Pinewater Point declined with the advent of the Depression, marriages, lack of interest in the maintenance of Pinewater, the normal coming on of many grandchildren, and change of interests. Much of the furniture and other possessions had been given to the various children, leaving little of value by 1960. Father had died in 1933 and Mother in 1950.

But as we returned to Pinewater for the summers in the 1925-30 era, things had become more concentrated in both comfort of living conditions. The family came earlier in the season and remained later in the fall.

The Pinewater Story

Chapter X - Pinewater 1925-1930

During the twenties Pinewater was at the peak of activity and entertainment. It was "the decade of contentment." All the children were grown and there seemed to be a great deal of unity and appreciation for each other. The family's health was good except for Worrell whose heart was damaged from a bout with typhoid fever during his childhood. We had convenience, recreation, good food, and servants.

We were spoiled in many ways because, outside of some chores, life was mostly play. Old friends from Ridley Park appeared, sometimes in groups, sometimes individually. I believed they missed the social life which they had enjoyed at Stonybrook in the late teens and early twenties.

I have previously mentioned the houseboat (20' by 10') that Father and Mother used as their sleeping quarters for a decade or more. Inside there were bunk beds, wooden pegs on which to hang clothes that were painted a beautiful light blue. It was achored in different locations a hundred feet or so from the pier. As I remember it, the outside was painted yellow. A common local comment regarding it was: "See that air yellow deck, ain't it pretty, by heck". I judge it must have been built around 1915. My parents would row out at night, tie up the boat, spend the night, come back to breakfast - usually going back out for a nap in middle of afternoon - somewhat insulated from the noise of the kids. They had some privacy free from noisy teenagers, cars coming back late from Rehoboth, late snacks in the kitchen, etc. In the late twenties it became unseaworthy and had to be jacked up along the shore on the south side of the pier next to Mother's rose garden, adjacent to the dining room. Mother and Father continued to sleep there until Father's health began to fail in 1932.

At one time we had so many animals at Pinewater it looked like a small zoo. There were a pair of swans, fenced inside of the piers, peacocks, which frequently flew to the top of the big cabin roof to spread their beautiful wings and sound forth with the peacock's loud screech, sure to awaken anyone within half a mile. In addition we had Chinese geese, pheasants, and pigeons. I had some tame raccoons in a big wire cage. Sometimes they were allowed to roam. This was well and good until one named "Min" opened the lower icebox door and ate a big bowl of crabmeat that Mother had spent hours picking out. From then on they remained in the cage.

Father had a barn built with a box stall and loft for hay. A horse was purchased for Maidie and Dearie to ride. They soon tired of this and the building was converted to an office and storage room I think about 1926. I distinctly remember "N.P." telling Maidie, "God damn it, with horses to ride and boats to use you still have to go to Rehoboth in a car every day."

I can never forget building the tennis court with June in 1926. "N.P." had the trees and roots removed and the ground partially graded in an area approximately 400 ft. from the pump house. We bought several truck loads

of sand, it seemed like hundreds of bags of cement, many barrels for water and a gasoline operated cement mixer. "N.P." helped us lay the court off and we started mixing cement. It was a really tough hot job. We laid it off section by section trying to keep it level with forms and 2 by 4's. This was the first really hard work I had ever done. It seems to me it took us at least a month. Everybody enjoyed playing there for years. One winter we would ice skate in the morning and play tennis in the afternoon. Father still played against Dr. Beebe's orders. I remember we used oak 12" by 12" posts for the net. George Henry, my school teacher friend from Dover, called them "Monuments to Tennis." The back stops were made of sassafras posts covered with chicken wire. Though rather crude, this court gave the Sloan family a great deal of pleasure over twenty years.

Sam Salters and his wife and family lived in the farmhouse from about 1924-28. Sam did the mechanical things during the summer season and some farming with his old team. Some of the girls helped with the domestic work, particularly Josephine, who stayed on and waited on Father and Mother until Father's death in '33. Old Sam and I played a lot of horseshoes and for years we could find holes where we had played. Josephine married Albert Johnson but had no more children than her one illegitimate one she called Little Lizzie.

After I left Tallahassee in February 1927 by train to Lewes I went to John Green's house on Franklin Street, in Lewes, spent the night with them and he brought me to Harlan Knowles who had agreed to take me on for \$3.00 per week and room and board. All I had was my big old suitcase and suede jacket both of which Mother had given me for graduation. I had been fascinated by the big chicken houses and lights at night and fell into the work pretty well. He was living with his first wife then and she was a good cook. I did everything: fed chickens, cut timber, split endless piles of kitchen wood, mixed feed, and painted. Some evenings I would come to Pinewater and visited on Sundays when the family was there. I had a football scholarship to Pennsylvania Military College in Chester, Pa. largely through the influence of Phil Sweeney, a former captain of P.M.C. I made the team but wasn't happy with the military life and even less able to cope with some of the academic work, particularly math and French. I stayed until Christmas and during the Christmas vacation found out that Mr. Knowles would hire me again for \$10 per week. Sometime in late January I did not return on my Sunday out and asked Jim Lukens to go with me to see the General in charge and explain that I was leaving. Somehow I got back to Knowles again and stayed there until June. That summer I worked for George and Lizzie Bryan who lived across the Creek on their dairy farm. I enjoyed milking and making hay and they were mighty good to me. They later divorced but I continued to see them and they remained good friends all through the years. They were just ten years my senior.

Despite Father's lack of encouragement I knew I wanted more education and welcomed the opportunity of entering the University of Delaware in the fall of 1928. Father took me up to Newark and we had a nice talk with Dean Dutton, Dean of Admissions. I enrolled in Agriculture and enjoyed it thoroughly. I should have known better but went out for football. I did all right and would have made the team, but was reminded that I was ineligible for a year. I again quit football. Joe Rothrock begged me to come back

but I declined. He was Delaware coach at the time and a former star. I was able to get down to Pinewater for a couple weekends to visit with Father, Mother, Dearie and Uncle Jack.

Horses and mules were becoming obsolete, but the only tenants Father could get had little if any equipment and the farm was growing up in pines, sassafras and blackberries. I wasn't interested in things here until I was teaching in Dover. I did pretty well in "Ag" subjects and was fortunate, with a lot of studying, to make the national honor society, Phi Kappa Phi. I joined Sigma Nu Fraternity and made a lot of friends in "Ag" classes and in the fraternity. A few of them were John McVaugh, Pres Townsend, and Winnie Mayer. I don't want to appear to brag but I was elected captain of football in my junior year. I was pretty light playing at 165 lbs. against some really big tackles. In some ways I enjoyed track more than football because I trained for individual events. I held the shot put record at 40', which is not very good today.

During the summer of 1929 I was again helping Harlan Knowles out part time and on Saturday, July 6, I had been tarring his chicken house roof. I got tar on my hands and arms. Although I scrubbed them, they were raw. The next day being my 21st birthday (July 7) I decided to take the canoe and our blind dog Satan out to paddle to the inlet and back. My arms were hurting and the salt water didn't help a bit. I made it to the entrance to the inlet at Indian River Inlet, pulled ashore, ate my lunch and we headed back. On way home a sudden thunder storm came up in the middle of Rehoboth Bay with a lot of rain and wind. Satan and I lay flat in the bottom of the canoe. It didn't last long so I baled the canoe out and really had to paddle hard to get warm after being drenched by the cold rain.

On arriving at the pier I saw Father, Mother and Aunt Edith sitting on the pier. Father handed me something to read which turned out be the Deed to part of the farm, known as the Banks farm (now the house is owned by my daughter and son-in-law Sara and Serge Trotter) I was very appreciative and proud and thanked them the best I could. I am sure this was one of the biggest factors in my decision to eventually become a farmer.

After Maidie finished Ridley Park High School she attended a finishing school in Philadelphia. She then taught kindergarten I believe in New Jersey and stayed with Uncle Jack at Merion on the Main Line. I had stopped to see her there in 1926 while returning from another trip in Massachusetts with the Tallahassee High School football team - we had stopped at the Philadelphia Sesqui-Centennial celebration (150 years after 1776).

The Pinewater Story

Chapter XI 1930-1935

Several significant happenings during 1930-35 period were Jack McAvoy's and Dearie's marriage, Father's illness and death in 1933, my graduation from the University of Delaware, teaching at Dover, taking over the farm, and my marriage to Margie Miller.

My graduation day in June 1932 was an eventful day. Father, Mother and Dearie came up from Pinewater to see me receive my diploma, a B.S. in Agriculture. I was an honor graduate, and was awarded a plaque for being the outstanding athlete of the class of '32. I remember Dearie riding back to Pinewater in my recently purchased Model T Ford which I had bought in Chester for \$15.00.

After signing a contract to teach at Dover High School, and to coach four sports, I went to summer school at Penn State where I took physical education courses and had a good time, learned a lot, and made many friends. I returned the next summer to take more graduate courses. June had gone to Penn State for a year and made the freshman boxing team. Joel Vollmer, Maidie's last husband also attended Penn State.

I have mentioned Josephine, who cooked for the family at Pinewater for many years. Jean Warner, my first cousin, said "there is only one Josephine, there will never be another." She was a good looking light colored girl. Her father, Sam Salters was a black colored man and her mother, a buxom, blue eyed German. I remember her being so helpful at Jack and Dee's wedding and during Father's long illness. It is hard to remember that it has been over fifty years since those carefree days at Pinewater. My family had always had servants since I was born and it was difficult to adjust to adversity during the depression years. Father was "land poor" and had very little cash to help me at Delaware. If I hadn't had some scholarship help, I could never have graduated. It was my determination to finish if for no other reason than the fact that I was the only one of seven children to finish college.

It was hard for Mother to keep things going after Father passed away. It was a sad day when we all had to leave Pinewater with Mother there all alone. Of course, she had some financial help from her brother, Uncle Jack Morris, who spent time with us at Pinewater in the spring, and fall, going to Maine in summer and Florida in winter.

At Dover in the Fall of '32, I had to teach 7th grade Math and one class in Chemistry. Believe it or not these were the two subjects that I had failed in high school at Tallahassee! I did all right in football, basketball, and track but baseball was tough as I had never played baseball. It was a challenge to teach arithmetic with many bright youngsters among them my future wife, Amie. I got by, by bluffing in both subjects. It was a long day teaching 4-5 classes then coaching until dark.

After two years of just moderate success as a teacher and a coach, I gave it up to come back to Pinewater and to take over the farm for Mother. In June of '34 I inherited the farm problems and a crop of crimson clover and rye (a poor mixture) which N.P. had drilled the previous fall. I bought a F-12 Farmall tractor from our cousin, Horace Okie, with the financial help from Mother. It wasn't a very profitable season. I paid off debts and tried to please everybody by furnishing the family with milk and fresh vegetables and wood. In return I received cash from the sale of products.

After Father's death, Mother and Uncle Jack spent their winters in Naples where "N.P." had done so well in the real estate business in the late twenties before the crash.

I moved into the little farmhouse now known as Silver Maples that I had inherited and of which I was very proud. In the late fall I met and courted Margie Miller, a farm girl from Princess Anne, Maryland. We were married at Snow Hill, Maryland on New Year's Day in 1935. We stayed awhile at "Silver Maples" then moved into the regular farmhouse as soon as it became available. Margie was pregnant with our son Jack and he was born at Beebe Hospital, Lewes, on September 27, 1935.

Amelie Anderson had never attended public school until the Fall of '32 when she entered the 7th grade at Dover and was in one on my math classes. She was a year older than the other students. I guess it must have been love at first sight when she stood up to explain a problem and I distinctly remember saying to myself, "If I live, I'm going to marry that girl." Even though it was to be 12 years later that I did marry her in 1944, I never forgot her. One day on the beach I saw her when she was fifteen and told her how I felt about her, much to her embarrassment. We were married in a dual ceremony with her sister Rose and Bent Boving, a medical student. The wedding took place in Rehoboth with only the immediate families attending. Amie was 25 and I was 35.

The Pinewater Story

Chapter XII - 1935 - 1940

Margie, my first wife, and I didn't have much to live on in 1935. After moving to the farmhouse from Silver Maples we spent most of our time in the kitchen where we had a cook stove for cooking and heating. I know we had a few laying hens and probably a couple of pigs for butchering. From the start I always had a sizeable garden. With all we raised we spent only about \$2.00 per week on groceries. I had a Model A Ford, but we didn't make any unnecessary trips. For several weeks Margie, pregnant with Jack, stayed with her father and mother in Princess Anne, Maryland.

After getting our garden started, I began plowing my fields with my original tractor F-12, which pulled two 12" plows. This tractor, which I called "Spiketooth," originally had steel wheels. I found quite an improvement in riding comfort and efficiency of performance accompanied the installation of rubber tires. It was slow work plowing 50-60 acres with this small tractor because not only was the horsepower limited, but the ground speed was very slow. Later from 1953 with my "Super M", I not only plowed twice as much ground at one time but went twice as fast - pulling 3 - 16" plows and doing four times as much work. I had laid off the fields in long narrow fields which saved a lot of turning time and gasoline. During the 30's I think my farming program consisted of 20 acres of corn, 20 acres of soybeans, 20 acres of clover, half for seed and half for hay.

It took considerable time to get things ready for Mother in late Spring. She used to come up from Naples in May. This meant the water had to be turned on, leaks checked for in three bathrooms, and pitcher-top pump primed and pumped off. The R.E.A. (Rural Electricity Administration) came in 1936 so we had water and lights. Then there was the provision for plenty of fire wood for three fireplaces (Uncle Jack's included). I had to cut with the cross cut saw and the ax to provide seasoned pine. Of course, as mentioned previously, milk and fresh vegetables had to be furnished to the Point. All this was in return for what little I got from crops and livestock. I also had use of the farmhouse for tenant housing.

It was hard to come up with enough cash to meet bills. I charged gasoline which at first I bought in five gallon cans at a filling station, then in fifty gallon drums (a far cry from the buried big tanks with electric pump which we have in 1983). There was fertilizer to buy "on time" and wages to the hired man. Hardware, machinery repair, and new equipment needed to be purchased. I had to keep returning to teaching to bring in enough income to keep the farm going.

In July of 1935 I took my first job as Agriculture teacher, filling in for Byard Carmean at Seaford while he was on a leave of absence at Rutgers for one year. I wound up teaching four years there. Arrangements were made for me to stay in Seaford during the week and return to the farm and Margie on weekends. Maurice Fox was living in what we called "Half-way

House" and took Margie to the hospital in Lewes when Jack (John Morris Sloan), was born on September 27, 1935. I refused to take Margie to Seaford because it was obvious that we were not going to live together any longer.

Byard Carmean introduced me to Spencer and Bertha Lecates, who lived on the edge of Seaford. I stayed with them for four years. They were good to me and Bertha put on some fine meals. In 1936 Nick Silverson moved in with me and we were roommates for two years until he got married in 1939. Nick and I got on well together, and we both joined the Kiwanis Club and had lots of fun bowling, playing ping pong, and pitching horseshoes. Occasionally Nick would go to the farm with me for a weekend. And for awhile we both dated some of the Seaford teachers. I enjoyed my Agriculture classes and the staff even after it became known that Margie and I were separated.

Eddie Salters, Josephine's brother, and his wife moved into the farmhouse and Eddie did the farm work for two years. Eddie was a good worker and honest. During the late 30's I had the privilege of taking off from teaching on May 10 to come back to the farm for corn planting, a big event. Until about 1942 I hired Walt Banks to plant my corn as I had no planter. This was to be the last "team" farm job done on Pinewater Farm. There was to be a series of revolutionary changes in Agriculture in the next few decades and one which I took advantage of was a hydraulic corn planter which drilled the corn in rows instead of in hills. Previous to this farmers cultivated both ways, usually with mules or horses. Probably the most labor saving pieces of machinery introduced during my farming days were the combine and the corn picker.

Pinewater Point was in pretty good shape during the 1930's and 40's. Various members of the family would take turns with their children staying with Mother. The Lukens, Wynns, and McAvoy's all had children who remembered their earlier days there and still look back with nostalgia on the play times of their youth.

During the middle 30's, Pop and Jean Warner moved permanently into the area. Jean was my cousin and her millionaire father, Ned Crozier, built her a fancy big shingled house up on the creek on Aunt Edith's property. Pop was a good natured big guy who graduated from Cornell. He wasn't very ambitious and later became somewhat of an alcoholic. Jean wrote a little poem entitled:

"The Pinewater Rag"

Win has Jim (Jim and Win Lukens)

And Jim has Win

But Maidie has a (Maidie and Jim Wynn)

Jim who's a Wynn.

Here comes Phil (Phil was "Pop" Warner,

He's an awful pill Jean's husband)

But king of the

Tennis courts.

Here comes Davy (Mr. Will Davidson, an

lapping up the gravy old carpenter, who had

Here comes Sam kitchen privileges

Who doesn't give a damm at Pinewater in the 30's)

etc. (Sam Sloan)

While I was teaching and running the farm it was obvious that I had to have someone there at the farm to do the tractor work. I should state that since a teacher of Agriculture is on a 12 month basis there wasn't too much time for me to work at the farm and fulfill my obligation of supervising my students with their summer projects at their homes.

It was probably in 1937 or 1938 that I changed tenants, let Eddie Salters go and hired Alton Warrington, who with his wife Lillian and son Jack (now a state policeman) moved into the old farmhouse. Alton, just six years younger than I, was about twenty-two or three, experienced, hard working, honest and dependable. He also drove the old star route mail route out of Harbeson. Our relationship was good, and he stayed with me until 1942 when I was again teaching at Dover. With World War II in it's second year it became certain that Alton or I would be drafted. He was aware of this and decided to buy a farm of his own. This suited me as I had had my fill of teaching and wanted to return to the farm, having now quit teaching for the third time.

As I mentioned before, I lived a lonesome, strenuous life from 1935 to 1944 when Amie and I got married. There were satisfactions for me in participating in certain sports: town basketball, horseshoes, tennis, and bowling. The tennis court June and I built in 1926 got a lot of use in the thirties and forties.

Paying Margie \$10.00 a week for Jack was quite a burden in the thirties. This was to continue until after my divorce in 1941 in Reno. I started dating some in 1937-38 and at 30 finally learned to dance, although very poorly. Several girls that I dated were Jesse Phillips, Marguerite Heiss, Alice Knapp, and Betty Berry. Marguerite and Betty taught in Seaford while Alice taught in Bridgeville. None of these girls was too anxious to become too involved with a married man. I went with Alice steady for two or three months in 1939 and had I been free might have married her. We had some good times together in Atlantic City, Philadelphia, and in and around Seaford and Bridgeville. I took her to see "Gone With The Wind" in Salisbury. And just to mention it, I went with another girl in 1934 before I married Margie, named Madeline Smith.

This period was a difficult time in my life. In 1940 I again was financially embarrassed and was persuaded to teach Agriculture at Caesar Rodney under W. B. Simpson then Superintendent. I was under the supervision of W. Lyle Mowlds, State Supervisor of Agriculture Education. This assignment was very disappointing. I inherited a bunch of kids who weren't interested, were hard to control, and had no respect for me. I only stayed at Caesar Rodney for six months and then accepted a job at Dover. Since this controversial transfer was to take place in 1941 I will write about my about my second job at Dover in the next chapter. It created quite a furor involving Hall Downs, Superintendent of Dover, Paul Hodgson, newly appointed Supervisor of Agriculture Education, W.B. Simpson, Superintendent of Caesar Rodney and Dr. Shilling, Assistant Superintendent of the State Education Department. Needless to say, it caused some friction between these officials with me in the middle.

The Pinewater Story

Chapter XIII - 1940 - 1945

I was hired by the Dover School Board in 1941 to replace Frank Gordy (Agriculture teacher) who had been appointed Assistant County Agent for Sussex County in Georgetown. It was a relief to be away from Caesar Rodney where I wasn't very happy, and a challenge to fulfill the many assignments I inherited from Frank. Incidentally, he was considered the best Agriculture teacher in the State and was also receiving the highest salary.

It seemed like home to move in with Henry and Gladys Roscoe because I had roomed for a year and a half with them back in 1933 and 1934. This location was convenient to the school because I could walk to work and walk to my meals at the Huttons' just a block away.

There was a good bunch of kids in my Agriculture classes and they seemed to respect me at least for the start. The biggest assignment was the demonstration broiler project which consisted of several pens of broilers fed different rations. In addition to the broilers in the broiler house on school property, I had a small farm shop class, a greenhouse to supply cut flowers for the entire elementary school, and a victory garden. I also supervised about 10 garden plots for townspeople of Dover. With the war on I knew I might be drafted but managed to hold on until November 1, 1942. Then I resigned for the last time from teaching to return to the farm which, of course, I was running concurrently with my teaching.

In order to become more efficient and save time I invested in another tractor - a "Farmall H" - which pulled three 12" plows. I managed with it for six or eight years: plowing, cultivating, mowing and harvesting. I was low on income and Mother helped me buy it. During the winter of '41 and '42 I had traded my '41 Dodge for an International truck (one ton) which I used to haul about one hundred cords of fireplace wood to Lewes, Rehoboth, and Millsboro. The sale of wood was my only income, and cutting wood was really hard work. I had a combine and grew a good bit of clover seed for the next couple years, which I sold.

In the summer of 1941, Mother loaned me money to go to Reno for my divorce from Margie. At the time I was still teaching at Dover and I still continued to receive my teaching check. It was an interesting six weeks there and the drive out and back was a good experience. I had some good times and made many friends. I was still thinking about Amie, but I didn't think I would have much chance with her after seeing her in 1940. She gave me no encouragement and said, "You click or you don't click, and we just don't click."

After "batching it" again at "Half-Way House" and struggling to make ends meet on the farm, I finally hired an old housekeeper by the name of Emma Truitt. She was good hearted and a good cook. She stayed with me until the summer of 1943. I had started in the chicken business in a small way with laying hens. I continued to take care of things at the Point

furnishing vegetables and milk, and opened and closed Pinewater for Mother who went back and forth to Naples every Fall and Spring. Things were tough during the war and supplies were difficult to get. I grew corn and soybeans and made hay for the two or three cows I kept. Again I found it impossible to make things go on the farm and accepted a job as Assistant County Agricultural Agent working with Bill Henderson and Frank Gordy mainly in the labor program. I had planted corn and had several acres in tomatoes. Willis Harmon and Ethel moved in the farm house and Willis worked for me. We both had gardens and a mule which Willis used. I stayed on until the Fall of 1943 with the Extension work. I began to tear down the old farm buildings which were in a sad state of repair.

I think it was in August of 1943 that I got reacquainted with Amie. Frankie Gordy, a boy of about fifteen, who worked for me for a couple months, and I had gone for a swim at Rehoboth's Deauville Beach. Amie came out into the water to me and it was a great joy to see her again. We talked some on the beach and I started dating her. I brought her out to the farm where she met "Aunt Emmie Truitt". Aunt Emmie was very jealous of Amie. This was a new lease on life for me. Amie took a job with Southern States at Milton. We became increasingly friendly and I courted her all that Fall. Amie had graduated from Chapel Hill in '42 and worked for a year - '42-'43 at Brasstown, North Carolina. She had had a disappointing love affair at Chapel Hill. I met most of Amie's family including her Aunt Ethel Leach, who didn't approve of her going with an older divorced man, and who told her she was going off on a "tangent." Her sister Rose encouraged her to go to New York to take a course in Consumer Cooperatives. I joined some of Amie's family and Ethel and Orville Peets for Thanksgiving at Frederica. We were getting pretty serious at this time and by Christmas were practically engaged. Amie took a job in a Co-Op at Swarthmore that winter and stayed with the Lukens and I would go up to see her there occasionally, in my old car or truck.

Back on the farm I was breeding Poland China hogs, had the same milk cows, and was selling hatching eggs from my breeding block. In late winter Amie had her appendix taken out in Wilmington and stayed with John Anderson, her brother, and Mabel, his wife, who was a nurse. By now we were planning marriage and on April 8, 1944 were married in a joint ceremony with her sister Rose and Bent Boving. We were very happy and spent two nights over in Maryland for our honeymoon.

It was quite a shock for Amie's family to think of her coming down to my farm and living in a little three-room house. We had the beginning of the poultry business which was to be my major enterprise for the next twenty years. The main business, was the producing of hatching eggs for Townsends' Hatchery near Millsboro. In addition to the chickens we had a couple of milk cows. Amie started making butter with a separator and churn. After we moved into our new house we hooked up an electric separator. As I remember, we separated the cream from the skim milk and fed the skim milk to the hogs. For several years I showed the Poland China hogs at the fair and was awarded several ribbons - even a few blue ones. We raised a couple of hogs to kill, hiring help at "hog-killing," cured our own hams, and had our own pork chops, lard, etc.

Amie became pregnant sometime in early summer of 1944. Living conditions in Half-Way House were pretty crude. Although Sam Jr. was born in Wilmington, Amie saw local doctors for frequent check-ups. She was pretty sick for three months and had to confine her activity but still had to do many routine things. By winter she was beginning to show and needed maternity wear. After Christmas, which we spent at Frederica with Aunt Ethel and Uncle Will, Amie naturally became quite large and made a large maternity dress. It was black and we called it the "Pup Tent". It was rather amusing in early Spring to see Amie rolling across the yard in the huge dress and trying to squeeze through the narrow door of the kitchen. We had an old double bed that sagged in the middle, and needless to say, was quite uncomfortable. About a week before Sammy was born I took her to Wilmington to stay with John and Mabel, where she stayed until Sammy was born. I forgot what he weighed but his head was elongated and not too pretty to start with (are they ever?). Blanche, Amie's oldest sister, came back with me for a couple of weeks to help out with the chores, cooking, washing, etc. I was pretty busy with chickens, milking, garden, and plowing for corn.

Living conditions at "Half-Way House" were pretty primitive. With a little financial help we were able to get a plumber from Rehoboth to put in a "hot water back" which meant a tank was attached to the cook stove in the back and a pipe ran from it to the sink giving us hot water. You can imagine what a luxury this was. Before that we had to heat water in a kettle to wash dishes and ourselves. Then I tacked on a small shed on the south side and we had a toilet and tub installed. Before that we had an "outhouse" and bathed in a wash-tub.

A severe hurricane hit us in September of '44. I had had a telephone installed about 1942. The phone went out and the current was off for three days, which meant no lights or running water. There were a dozen pines around our cabin, but although several pines were uprooted and blown over no damage was done to the cabin nor was our electric line disturbed. The trees seemed to interlock and hold each other up. We really were isolated and most uncomfortable. We carried water and couldn't take a bath. We were lucky to have a kerosene lamp and candles. Keep in mind that our nearest neighbor was over a half a mile away (Knowles). We were lucky. We might have been killed with wind blowing at seventy miles an hour and pouring rain which totaled several inches.

After three days we finally got our current on but as I remember it was much longer before the telephone was on again. Aunt Ethel was so worried about poor little Amie that she made Uncle Will and Blanche drive out in his old Model T to see if we were still alive. The cows had to be milked and the chickens fed, and I just couldn't just sit around.

For the nearly three years we lived in that cabin we cooked and kept warm with heat from a cook stove in the kitchen and a stove in the living room (we used chunks of wood in it). I think we used a kerosene stove for cooking in the summer. Of course, the wood had to be seasoned and split. I am pretty sure I cut wood, mostly oak and cherry, from what we always called "Silver Maples," (the other end of the farm).

I had an 18" circular saw hooked up to the front of my "H" tractor which was portable. I sawed wood for several neighbors and they in turn helped me saw mine. We would saw as much as ten cords a day with a break for a big wood-sawing dinner. I really had to keep in shape working as much as 100 hours a week for the next twenty years. Amie, by this time, was getting to be a good cook after she learned to keep the fire going and make brown gravy.

When I took over the farm after Father's death in 1933 there were a number of old buildings that I continued to use for the starting of my chicken business (chicken houses, cow sheds, areas for storing loose hay, etc.). This demolition started in the thirties and continued until well after Amie and I were married and built our new home which we moved into in 1947 when Sammy was two.

Briefly reviewing, I had been given the deed to Silver Maples in 1929, on my 21st birthday. This included about 23 acres with the house (now owned by our daughter and son-in-law, Sara and Serge Trotter). Amie and I didn't want to build on someone else's land. The main farm was held in the name of the Rehoboth Bay Development Co. (a family corporation set up by my father). After my threats to move to the other end of the farm, where I had already laid the foundation for a 24' by 60' chicken house, my family decided we should have ownership to the whole farm. This has to be my share of the estate, including all the remaining land at "Wolfpit" (now Herring Landing), land across the creek, and my share of the property at Naples.

After we got the deed to the main farm, we decided to live near the existing farm buildings. After looking over the old house (probably built about 1900) we decided to move it and build a new story-and-a-half Cape Cod shingle house based on a plan from Farm Journal Magazine.

I continued to furnish the Point with wood, milk, vegetables, taking care of plumbing, etc., but for pay. I was still using the old potato celler which once housed an incubator.

Willis and Ethel Harmon were living in the Farm House until 1946, when we moved it and built our present home on the site.

The Pinewater Story

Chapter XIV - 1945 - 1950

After receiving the title to the farm totaling 80 acres, Amie and I began making plans for our new house. We decided to have a cellar (although many times when it was flooded we questioned the decision.) Were it not for Amie's money, we would probably have struggled along with the old farm house. People were just starting to insulate homes and inside bathrooms on farms were few and far between. As I previously mentioned, we had Lee Rust move the old house back in the edge of the field, approximately 500 feet. The four sycamores were there and have since grown immense. They furnish wonderful shade in the summer. I bought a front-end loader from Sears which attached to the tractor, and I laboriously dug the cellar out, saving the top soil and spreading the rest. I still have the old loader and used it many years for hauling manure, then hauling logs, digging dirt, etc.

Maurice Fox, who built our house, was a jack of all trades. He went to sea for awhile. He was about my age and married Ethel Stevenson, whose Father, "Ederd", was a great friend of mine. Back in 1933 Maurice worked for me for 15 cents an hour cleaning out hedge rows. He was a pretty good carpenter and had a bench saw which was invaluable. Amie was the boss and continues to be. My big assignment was getting the lumber in my truck and cleaning up. I had cut some of the lumber for beams, mantle, cellar steps; but mostly we purchased framing, shingles, trim, etc. from local lumber yards, such as Houston White Co. in Millsboro and Vessels Co. in Lewes.

We started the house in 1946 and finished it and moved in gradually in 1947. Sammy was two then and gave us a great deal of pleasure. When we would sit together on the sofa at "Half-Way House" he would wedge himself between us. One of the big jobs for me was the cleaning up and hauling scrap to the hedge row. I have estimated that I hauled three hundred loads down there. When time permitted I began cleaning up in front of the house. Because of the trees and undergrowth, there was no place on the site where you could see the water. Truck loads of cans, bottles and wire had to be picked up by hand. No doubt out front was the dumping grounds probably from the time the old farm house was built.

Maurice was also the mason for the foundation and I insisted that we have a three flue chimney, one for the heater, (oil burner) one for the fireplace (heatilator), and the third for a cook stove just in case. (Fortunately we had the extra one because in '79 we put in the wood-burning "Earth-Stove" in the kitchen. This made us very comfortable, but the stove was too big and created a lot of creosote because we couldn't burn it hot enough.)

I think we paid Maurice \$2.50 per hour and Frank Jones \$2.00. The total cost of the house, finished in 1947, was \$12,000 (Amie's inheritance).

The wiring of the house was done by Walter G. Barlow, a retired preacher. He was 70 then but in good shape and very conscientious. The heating system (hot-air) was done by Waggamon Brothers of Milton and other than of a few minor repairs it has been very satisfactory for 35 years.

While we were in the midst of building our home, Frank Jones and I went down to the extreme lower end of the peninsula on the ocean side and bought four Hereford beef cattle: two heifers and a bull for us and a heifer for Frank. I think they weighed about 500 lbs. each. They were wild and only after considerable chasing were we finally able to get them into a pen and loaded on my old International truck. We paid \$50.00 for each and then headed home late in the afternoon. We had plenty of trouble with the truck carburator. I'm sure we stopped at least six times. It seemed we broke down always in front of somebody's house. Frank was pretty handy and we would prime the carburator and go on for maybe twenty or thirty miles. The unhappy animals made a continual racket and it was embarrassing to stop at night, waking people up. To the best of my memory we didn't make it home until two in the morning. Up until then, I had just had two docile milk cows, but these wild, noisy, strong critters were impossible to keep in the poorly constructed pen. The next morning they were gone. They'd swum the creek (some of our neighbors saw them and thought they were deer)! We finally located them over at Cliff Green's. After that we got them loaded and left them in the truck until we could really rebuild the pen and get them eating. This was the beginning of our beef business. We called the bull Frank and the two heifers Fannie and Annie, after some of Amie's cousins.

Jack came to stay with us for about two weeks the summer we first moved in the new house. Margie, his mother, had married Glenn Buhrman, a veteran of World War II, who had been wounded. They lived in Fruitland and Delmar where Glenn raised broilers. He died in the late seventies. Jack went to school in Salisbury -- graduating from Wicomico High School ("Wi-Hi"). He was catcher on the baseball team. We were to have him visit us frequently in the next ten years. He was awfully good to his brothers, Sam Jr. and Henry, and to his sister, Sally.

After we gave up our milk cows we butchered a steer every winter and froze the beef. We had an old timer by the name of John Stevenson help us with this very important chore. At first we rented locker space in Milton to put our frozen food in. Amie was one of the first farm women to take advantage of this method of food preservation. It was with great pride and tremendous savings that we raised most of our food. In the late forties we purchased a 30 cu.ft. freezer which was kept pretty full of meat and frozen vegetables for the next twenty years or more.

We were quite discouraged to have this big house and only one child. In 1947, Amie had her first miscarriage, due to hormonal difficulties. She had another miscarriage before Sally was born. In order to prevent aborting with Sally, Amie had to give herself a shot daily. We were mighty happy when Sally came along in May of 1949.

I had mentioned having started a chicken house up at Silver Maples, before we built our home. We moved it down here and added on to it and built an egg cellar in the middle. This became a rather big house, with

questionable construction and ventilation. We wound up with a house of 150' by 60' where we housed approximately 2000 laying hens. The production of hatching eggs was our main enterprise and brought in most of our income.

Pole frame buildings were the thing to build in those days and I believe it was in 1950 that we built one 52' by 52' where we housed our expanding beef herd. We had old Tom Wilson and Jimmy Edwards to help with this construction. It was difficult to get a good roof those days and we put on an aluminum roof-war time composition. The cow manure caused the aluminum to oxidize and it didn't last too long. When Sammy was in college we replaced the roof which has been very satisfactory. Baled hay was being used for the cattle and we spent lots of time baling hay and straw-mostly custom work. Next, we built another big building which we called "The Cow Palace". This structure is 150' by 45'. I practically built it myself with use of truck and front-end loader plus two very important new tools -- the skill saw and $\frac{1}{2}$ " electric drill which I still have and use quite a bit. "The Cow Palace" was built for poultry but later converted for our white faced herd of beef cattle. After going out of the cow business in late sixties, we have used it for some machinery, boat storage, and rental space to others for furniture, etc.

Both Amie and I came from families of seven children. Her family (Andersons) were from Dover. Since Amie has been a very vital part of the whole operation, mother of our three kids and since she spent most of her inheritance on our home, I feel I should write something about the Anderson family. She had three brothers; Dan, Jim and John. There were three sisters besides herself; Blanche, Ann and Rose. Ann, John and Jim, in this order, have passed away. Of course, all of the children of Amie's sisters and brothers were first cousins to our Sammy, Sally, and Henry. Dan has two children, Jim had seven, Blanche three, and Rose three. At this writing, in addition to all the nieces and nephews on both sides, I have eight grandchildren.

My mother died in 1950 and was buried beside father in the graveyard at St. Georges' Chapel, an Episcopal church. My brother, Henry, died and was buried at St. Georges' in 1941. Brother Worrell died in 1953 and was also buried there. Sister Maidie died in 1979 while in Florida. Her body was cremated and buried at St. Georges' also. All of my family attended Mother's funeral at our house for the reading of the will by Caleb Wright, the family attorney. Mother left quite an estate which was equally distributed among her remaining six children. She had enjoyed pretty good health until the year before she died. She was fondly called "Jen Bubs" by her family and friends.

From 1950 on we became more heavily involved in farming, and the schooling of our children and I will spend more time with details about them, their cousins, and the many events that took place during the next twenty years.

With some of the money Mother left me I bought a 1950 Buick from Henlopen Motors in Lewes (owned by Ernie Ratledge and Carl Prettyman). This was the first new car I had owned since my teaching days in Seaford. It was pretty fancy and we kept it in the family for a number of years.

Interlude: Before I go into my story of the fifties and sixties I want to pause to tell the readers, if there are any, how things have turned out as of now, 1983. Jack has three grown daughters: Cindy, Julie and Patricia. None are married as of this year. His wife Jackie was Miss Millsboro just before he married her. She was an Evans and had three sisters and a brother. Jack was graduated from "Wi-Hi" in Salisbury where he played baseball. He was a varsity catcher. We saw a good deal of him as a teen-ager. I remember the day I took him up to enroll him at the University of Delaware. I was very neglectful in not trying to help more in getting him settled. Jack quit college to join the Army and had a stint in Korea. He returned to Delaware, did well, and became a president of his fraternity. For the next twenty years he has stayed in the tire business. He has always moved upward having been with Goodyear, Cooper, Dayton, and now achieving the executive level of Firestone. He recently was named Vice-President in charge of marketing. We are proud of him and congratulate him.

Of course I haven't forgotten Jackie and the girls. I haven't the memory to recall the birthdates of the three charming daughters - Cindy, Julie, and Tricia, nor just where they were born. They have been located in Wheaton, Maryland, Camp Hill, Pennsylvania, Pittsburgh, Memphis, Atlanta, Dayton, and now Akron.

In the Fall of 1983, Jack has been very ill. When he was pulling down a tree limb, it struck his leg. Infection and other complications resulted and he spent 50 days in the hospital. He has only recently been able to return to work.

Sam Jr. was like Jack, a graduate of the University of Delaware. He is married to Linda Jane Shupe, also a graduate of Delaware. She was raised in Creamery, Pennsylvania and has one sister named Carol. They lived in State College, Pennsylvania for a few years and had their first child there, Jenny, born in 1974. Then they moved to York and two more kids, Katy born 1977, and Nathaniel born 1980 who is the only male, so far, to carry on the Sloan name. Linda trained as an accountant, and now works part time in an accounting office and keeps very occupied with the big house and three kids. Sammy likes his job pretty well, working for the State in Harrisburg in the field of "Solid Waste." We see them three or four times a year. They went in early 1983 on a great trip to Florida with the kids and Linda's mother, Mrs. Shupe, who lost her husband, Bob, at Christmas time in 1981.

Sally (or Sara) is married to Serge Trotter. After her marriage, she worked for a printing office in Georgetown where she did layout work and put together an excellent brochure of our development here on Pinewater Farms. Serge took a five year art course at East Carolina, majoring in sculpture. He has many talents: tools, paintings, welding, picture framing, etc. They have two boys, Aaron and Nye and have moved to El Paso where Serge is General Manager of Stewart Moulding and Frame Company. They lived here with us in what we called our "Crib Cottage" for over a year. Needless to say, we really miss them.

Henry graduated from Guilford College in North Carolina with a degree in biology. After college he became interested in T.M. He worked for a Biological Lab in D.C. and spent a lot of time doing maintenance work and

landscaping. He is still single and has completed a course called "Myotherapy" up in Massachusetts at the Bonnie Prudden School. He lives and works in Arlington, Virginia.

* * * * *

Amie and I are here by ourselves. She retired after twenty-one years of teaching. We still have maintenance problems in our development. We keep in contact with our kids and our grandchildren. We enjoy our life, are happy, and hope we can keep our health. We have done quite well financially. Amie enjoys working in ceramics and our garden and wood stove bring us a lot of pleasure.

Also, I will pause now to "review and project" the various events which have transpired in the course of the Pinewater Farm Development. It became obvious that I had to do something drastic in the late fifties to get out of debt, raise our three kids, and continue in a reasonable manner to maintain our standard of living which we had enjoyed since our marriage in 1944. As I have indicated earlier the immediate solution was to begin selling our most valuable asset -- our waterfront lots. We had certain obstacles to overcome before we could obtain any money from the sale of property.

We were faced with obtaining a release from the bank (Sussex Trust Co.) since they held a lein on all our property in the form of a first mortgage. Fortunately it was only 6%. Before we could have legal deeds drawn by our lawyer, Houston Wilson (my attorney since 1941) we had to have legal descriptions of all lots we proposed to sell. After Amie and I decided which lots to sell to start with (waterfront of course) we had to hire a surveyor to lay out the lots. We selected Alfred Korves, who had done some surveying for the family. He resided on Lewes Beach and had surveyed the Beebe Hospital property. I think we had Al survey two sections concurrently. First, we had to change the road on Rt. 49 facing Burton's Prong, moving the road back to give us enough depth for 4 lots on the water. These were designated as the "A" lots. Then we had the surveyor layout twelve lots fronting on Hopkins' Prong of the Herring Creek. These were to be 100' lots of varying depths according to the contour of the shore line. We later referred to them as the "C" lots. The road was laid out for 50' right of way and was named Pinewater Drive. It was necessary to have access to all lots. Then we had to build a connecting road to state road 49 which we called Multiflora Drive. Melvin Joseph, a contractor from Georgetown, built these two roads at considerable cost. Korves then prepared a plot for both sections of lots and had them recorded.

We were persuaded to have the State plant Multiflora rose plants along two hedge rows, along the Knowles and Jenkins' property lines. These hedges were recommended as windbreakers and game refuges and have beautiful white blossoms and red berries in the winter. The multiflora became a nuisance because birds spread seeds everywhere to lawns, pastures, and ditch banks.

Our lawyer, Houston Wilson, helped me draw up our restrictions based on other developments. After we had sold several lots based on the recorded restrictions we realized we had made a mistake in not incorporating

an agreement with each buyer that they would pay a fee for maintenance of the roads. I had assumed most of this maintenance myself since there is still no active Civic Association.

There had been so much hassle as to who was responsible for the upkeep of roads in the developments all over the State that the State legislature passed a bill (I think in 1975) mandating that the State Highway Division take over all development roads for maintenance, regardless of their condition, for the roads built before 1975. We have been after the State to do this for several years. Now after a lot of expense in lawyers fees and a hard-to-believe number of surveys and delays, they have agreed to take over certain roads on Pinewater-Farm Multiflora, Pinewater Drive, Virden Lane, Blackberry and Cedar Lane. This will be a tremendous relief to us. Besides keeping the road they will supposedly take care of snow removal. They speak only of travel ways, not grass and ditches.

The remaining roads on our development will have to be built according to highway specifications before they will take them over. The cost could be very expensive. (Now that I am facing my 75th birthday and with my physical handicap (Parkinsons Disease) I don't want to go back into debt.

As my story continues I will try to recapture a good many of the highlights which have happened since 1950.

THE PINEWATER STORY
Chapter XV 1950-55

It is almost impossible to remember the exact year, or to trace the records of all the new machinery which was purchased during the period 1945-55. When we broke ground for our new home here in 1946, the first thing I bought was a front-end loader. The amazing thing is that it is just as good as it ever was. It will still pick up a ton log.

Trading in the H tractor for the Super M meant going from three 12" plows to hydraulically operated 16" plows. For the next ten or fifteen years I was able to do my field work of plowing and discing in about half the time, saving hundreds of hours. Other comparative labor saving equipment were a manure spreader and combine. This machinery enabled me to do most of my operations without hiring outside custom work. The combine was necessary for soybeans and oats. I built a shed for the combine in a hurry. (I never could leave anything out in the weather.) Anyway when we had a severe hurricane, "Hazel", the shed was blown flat - leaving the combine intact. By this time we were pretty heavily involved in the poultry business and increasing our beef herd.

I must take time to pay tribute to my good wife Amie who did so much, taking care of house and kids and even making butter for as long as we kept milk cows. She had never driven a car until after we were married. It would have been impossible to keep going without her running errands, keeping the books, helping in the garden. One of our greatest pleasures and satisfactions was the garden. We had no choice - cash was hard to come by and if we did not have our beef and pork and a freezer full of meat and vegetables it would have been "slim pickin's" as they used to say.

After Mother's funeral in 1950 the family had departed in their separate ways after seeing Sammy and Sally. We followed our separate routine and thus the slow decline of the "Point" was inevitable. Since the property was jointly owned no one group or their family members were responsible for maintaining it. June had his business in Naples, Worrell was not well so the three families: Lukens, Wynns and McAvoy's, took turns dividing up the summer occupancy. An important development in our Sloan family relationship took place. I refer to it as the "Alcoholic Curtain." Maidie's first husband, Jim Wynn, had died in the 40's. My mother, the McAvoy's, the Wynns and some of their friends enjoyed their "cocktail hour" which seemed to get later and later. I didn't drink. Neither did Worrell or the Lukens.

Mother had quite a bit of furniture, etc. at the Lukens' apartment in Swarthmore where she died in 1950. We agreed to auction everything that Mother hadn't given away previously to her six children (Henry, my brother, having died in 1941). I won't go into too much detail except to say that Amie and I bid on some of the lamps and chairs. Since we didn't bid on too much we received a credit and ended up with some useful cash.

Sam Jr. was 6 on April 21st, 1951 and started school in Lewes that fall. The school bus came as far as Burton's store. (A landmark closed since 1941.) It was hard on Sammy in those days living in this remote area with no other children in the community to play with. Of all his first cousins on Amie's side (at least 15) he was the oldest. The nearest neighbor was Harlan Knowles, one half mile away and with whom we had nothing in common. Amy Mitchell, the bus driver, had a long bus route and it was nearly an hour's ride to get to Lewes. After a few months the bus came to our house on route 49 over a sometimes muddy, snowy dirt road. Henry was born on July 14th, 1951 and Amie and I kept real busy. We struggled with kids, baby chicks and calves.

I had been called a "book farmer," a college graduate in Agriculture, an Ag teacher and had been given a good bit of inheritance. I wanted to have the latest things: pole buildings, beef cattle, and then irrigation. I participated in the greener pastures program. Despite Amie's reluctance, I sold some of my inherited stock - A.T.&T., Dupont, to help finance an irrigation system which required a deep 10" well, 130' in ground. An almost unbelievable supply of water showed in pumping tests. Technically we had 330 gal. per ft. of drawdown, or a maximum potential of a supply approaching a million gallons per hour! The system (aluminum) was set up right in the middle of the farm. Charles Mills of Rehoboth had one that was galvanized but it didn't last long with the weight of the water. For about ten years I struggled with irrigation, producing very lush pasture and much better than average yields of corn. I actually had enough pasture to take care of 10 cows per acre. The big difficulty was the cost of gasoline and not having enough time. Of course, we had some criticism from neighbors who thought we were pumping all the water in the area. Actually about 80 percent went back into the ground water. I had to have help in loading and unloading pipe from the wagon. I ran the system with a Wisconsin noisy 36 horse power engine. Winfield Hall, a colored man working for me then, was the only person who could keep up with me. We carried the pipe with forked sticks over 8' corn. All of our boys helped and I said I drove them off the farm moving pipe - Jack, Sammy and Henry. When it was dry and hot other farmers at the filling station would never mention it but when it rained they would ask me, in a joking way: "are you irrigating today?" Today, the new modern systems are on wheels and often cost several times as much as mine did (which was about \$8,000). Finally, in the late fifties or early sixties I gave up and sold the whole system to my good friend, a river pilot, Andy Knopp, who hoped to buy a farm in Maryland. It still is here but, of course, not being used. I actually had a corn yield of 156 bu. per acre with water and heavy fertilization.

Amie went along with me in signing notes, borrowing money from Sussex Trust Co. We were badly in debt and the Extention people said "get big or get out." We increased our Hereford beef cattle with artificial breeding and at one point had fifty cattle on grass. To finance 2000 layers, producing hatching eggs for Townsend and then Carmean, became a real headache. I built big range shelters where we brooded baby chicks with gas. This meant running a water line for 400-500 feet. What really hurt us the most was poultry disease. We had severe outbreaks of Leucosis and New Castle disease. The mortality rate was heartbreaking.

We struggled along enjoying the good farm life with our growing children. The kids enjoyed the calves and we had every brood cow named and I'm sure that our kids will always remember some of the names: "Belle," "Alfalfa," "Ladino" and "Louisa McKee."

Looking back, I think if I had the chance, I would do it all over again but with better planning.

THE PINEWATER STORY

Chapter XVII 1955-1965

Certainly one of the highlights of my life was serving on the Board of Directors of Southern States Cooperative from 1957 to 1966. I have a lot of memories of friends made and experiences of this period of considerable responsibility while on the board. I was the youngest board member and felt it was a new education absorbing a great deal of business management from brilliant men in top management and wisdom from board members who became very helpful to me and lifted me out of my limited farm life. It was inspirational to me and to Amie who accompanied me to the summer session of our summer board meetings scattered over the service area, like our trips to Williamsburg, Hot Springs, Louisville, and Ocean City. When I was on the S.S. Board, one of my assignments was to conduct several regional board meetings mainly in Delaware but a few in Maryland. This meant taking charge of groups of farmers, ranging in numbers from fifty to one hundred, introducing speakers, conducting discussions, and coordinating the problems and decisions between management and the farmer members who owned and controlled the cooperative. It gave me confidence on my feet and even though I was not able to use this much in the future it did help to add a little prestige to the job.

I also spent nine years as a board member of the Lewes School Board, which eventually became Cape Henlopen School District. I don't know how much I contributed but like so many assignments made during the fifties and sixties it was a public service, unpaid, but I hope I made a contribution to the educational welfare to the community here where we live and where our children had their education. My service on the two boards, Southern States and school board overlapped.

By 1960 we were beginning to really feel the financial pinch here on the farm. During the years 1959 to 1961 I substituted at school during the winter season and not only received substitute pay but enjoyed getting back into the harness of teaching, having previously taught during the thirties. I substituted for Warren Schneller in Biology and for several weeks took over for the Agricultural teacher in Lewes.

Before Amie started teaching in 1959, Edith Harmon came to help with the housework each week. She has been a long-term friend and helper for more than 25 years. She is always cheerful and as regular as a clock. Like so many poultrymen at this time, I found it increasingly difficult to finance the hatching egg business, which had brought in most of our income for twenty years. The business became an integration process where the big feed companies contracted with farmers to produce eggs or broilers for them. I became a "grower". We converted our houses to broilers, furnished the labor, houses, and equipment. At the peak I was growing 12,000 broilers, usually three flocks a year. It eliminated the financing and assured us of steady income with someone else paying the bills. I did all right and enjoyed the work but had the feeling that I was a tenant

farmer. As a grower I worked with Townsend's Inc. for several years and then grew broilers for Southern States.

We put our boat in the water every spring for nearly twenty years. On two occasions we had enjoyable trips in the "Sally Boat", going to the bay and spending the night with Henry, Sally and Nita Anderson. We went fishing and after a couple nights fighting mosquitoes and experiencing thunder storms, cooked our breakfasts on the beach. The area was not crowded with boats and trailer people then as it is now. I am sure these three kids, aged 10 to 13 will always remember this adventure. Of course we made countless fishing trips to the bay and ocean with Sammy, John Anderson, Jack, Henry, and Jim Lukens, Jr.

When our three kids, Sammy, Sally, and Henry were small they did not have much social life. We were pretty isolated. There were not many kids of their age around to play with. I was so busy trying to make ends meet here on the farm that it was up to Amie to improvise diversions.

I have already mentioned our skating parties and later on when our children were early teenagers we held softball games with other kids from the farm community of Angola. In the beginning of our marriage Angola included the immediate vicinity of the old Angola post office and the small area around us. Now Angola has its own telephone exchange, spreads over many miles including trailer parks, up and down all of Herring Creek. We did have a few parties in our cellar, the kids dressed up for Halloween and visited the very few neighbors for a very mild "trick-or-treat". We, Amie and myself, felt we were denying them things which most of the kids in town enjoyed. I think this phase of their early life may have made them feel that they would want to get away on their own a little sooner than they would have under different circumstances. No doubt Pinewater had it's advantages in space, farm animal interests, and some family get-togethers, but they lacked some of the niceties and associations that they could have had. Amie did her part but felt that our children did not have the advantages that she and her family and I and my family enjoyed in a different environment.

I have already mentioned our family going to Jack and Jackie's wedding in Millsboro on Christmas Eve, 1958. According to my notes from the calenders, (and I must say that a great deal of this story from 1950 to 1983 is put together from the notes on our calenders) we attended or some of us attended, Debbie Lukens' wedding to Jim Courtney. Then there was Phoebe Lukens' wedding in Media, Patty McAvoy's wedding and Jane Wynn's wedding. Most of these were attended by Amie and some of our kids.

The biggest asset we had was our waterfront. G. W. Maegerle was interested in buying a lot known as G-3 on the water on Hopkins' Prong. He said he wouldn't pay over \$3,000 for a retirement lot. He eventually bought it, I use this sale to illustrate what was involved in selling a lot (we have since sold about 45 lots). A survey had to be made, then down payment, contract, deed, mortgage, and finally settlement.

Maidie's third husband, Buck Kyle, from Philadelphia, was a nice guy who was married to Maidie at this time. He was about 10 years her junior.

They decided to build on Maidie's property. Buck took the initiative in surveying the property that the family owned on the other side of the creek and made sure it conformed to the same restrictions that our Pinewater Farm had recorded. We saw a good deal of Maidie and Buck in those days (Buck was a good mechanic, and helped to get my irrigation engine running several times). He finally left and Maidie married Joe Vollmer in a couple of years.

In 1962 Sammy was a junior at Lewes High and attended his first dance. This was quite an occasion to get the proper formal attire for him, a car to take his date, Elva Hazzard, to the big prom.

In August of '62 we had a crowd here from both sides of the family. Some of them were Jim Anderson, (Amie's brother), Eric Boving, Orville Peets, our kids, and Jack and his family. Amie put on a big meal. Orville had his atlatl (a spear throwing stick), the kids went water skiing, we played horseshoes and, as Amie always and still says, we had a "nice visit."

I could write at great length about the worst storm to hit the coast and the inland waterways in fifty years, the March Storm of '62. The cabins at Pinewater Point had been standing since 1909. Up until I purchased it (7 acres) in 1962, my sisters and brothers owned it jointly. After Mother's death in 1950, it became sadly neglected. None of the owners, Lukens, McAvoy, and Wynns, June and Worrell, were interested in keeping it up. The place was a wreck with dead trees all over, the pier in ruins, and most of the windows broken out. People were stealing what few items were worth saving. In March, a tremendous high tide aggravated by a full moon completely wrecked it, flooding the main cabin. The old piano was floating and was found in the gigantic fireplace. Without the family's approval I decided to tear the big cabin down and had Lee Rust come in and pull it down. I was severely criticized for this action. The other buildings were all leaking and in near ruins except for Uncle Jack's house or "Mother's Cabin" as it was known. This was saved and later fixed up nicely by Andy Knopp who bought this part of the point, known as B-3.

Amie and Sammy decided to salvage the contents of Uncle Jack's loft and the old barn. They found a lot of old family clothes, some coins, stamps, daguerreotypes and all sorts of knick-knacks. Sammy found some really old valuable stamps.

We had a rather unusual Christmas dinner in 1962, almost a "Virden-all" with Dan, Joy, Scott, Nita, Orville, John and Mary and of course all our family. The table was decorated with appropriate seasonal items, holly, candles, etc. After dinner those of us who could skate, did so. Actually this dinner was on December 22nd. But as is a local custom, several dinners might be held during Christmas week.

We finally made settlement with the family for Pinewater Point on January 21, 1963. We, Amie and I, considered ourselves fortunate to be able to buy it for \$20,000 and give the family a mortgage bearing no interest. Another feature about paying for Pinewater was that I was not required to pay anything until I sold a lot. Amie and I spent quite a bit of time before deciding to lay it out in five 1½ acre plots. I must

have spent two hundred hours cleaning up the place with chain saw, loader and truck. I cut up about 100 dead pines, piled them and burned them. It was kind of fascinating to burn at night that winter. Amie and the kids would come out once in awhile. I kept warm all right, but the smoke was so bad that I could scarcely see in the firelight, making it difficult to see how to get back to the house. I had to be in good shape 20 years ago to pile and burn almost every night. I keep reminding anyone who has patience enough to read this that I was desperate to sell one of these lots or one in the Development because the roads and surveying were strapping me to the hilt.

Andy and Nancy Knopp were first interested in the lot known as B-1, which they exchanged later for B-3, the lot where the cabins were. Andy hired Claude Gibson to build his house, a big four bedroom house. The Knopps have come to be among our best friends. I sold some of the cabins and tore down the rest of them. Lee Rust salvaged some mighty good lumber out of the old barn where Father's office had been. Some of my family, particularly the older nieces, resented very much my destruction of what had once been a beautiful place.

We had some nice Hereford steers and Sally and Henry each selected one to show at the Harrington Fair in 1963. Sally was 14 and Hen 12. They worked hard grooming their steers, and we took the animals along with some vegetables up to the fair in our truck. Sally did very well and received a blue ribbon and first in her class. She was so upset when she found out she had to sell "Hershey" at the fair and couldn't bring him home that she burst into tears and wouldn't talk all the way home. It was an emotional thing to have to give up "Hershey" to whom she had become so attached.

About this time I bought "Shadowood" from the family. It is an eight acre piece of woodland out on Highway 24. I eventually paid \$2500, the agreed price. I sold it to Prew Savoy, related to the Townsends for \$40,000. This seems like a lot but I estimated that I had put a thousand man and truck hours working to clean it up. Prew paid me \$8,000 a year, in quarterly payments for the next five years. Needless to say, this was very welcome income.

About the end of my active farming career, while I was still a Director of Southern States, I was elected to be President of the State Cooperative Council and conducted a number of meetings, mostly in Dover. I had during the next two years or maybe four, the privilege of introducing three different Governors of the State of Delaware. These were: Cale Boggs, Bert Carvel and Charlie Terry.

During this period, Jim and Win Lukens built a nice house across the creek from Pinewater on one of several lots that Jim owned. They called it "High Point". I think it was a three bedroom structure with a beautiful view of the creek facing west. We had some nice visits over there. They had a little pier and Luke had a 14 foot aluminum boat with a 20 H.P. Mercury motor. Jim Jr. still has it. He always has been quite a man and to see him run up and down with that motor was something to see. I could hardly lift it. The Lukens had so many places - south Florida at Naples, 800 acres in north Florida at Lloyd, a home in Wallingford, and a cabin at

Pocopson, Pennsylvania. They didn't hold High Point for many years as they were in their late sixties. We have been very close to the Lukens over the years. Jim did me a lot of favors and I have always felt that he was like a father to me although only ten years older.

When I was in college in Agriculture, and in my teaching days I always dreamed that the ultimate for me would be to teach some phase of Agriculture on the college level. I was given an opportunity to make a talk on beef cattle during the Farm & Home Week in 1964. I made notes and was put on the program. Outside of a few scattered men and women there was quite a group of F.F.A. students in attendance. I had had cattle for twenty years ranging from two heifers and a bull brought up from marsh country in Virginia to a right nice herd of Herefords - about 50 animals in a cow-calf herd. I hit the high lights: breeding, feeding, pasture, irrigation and marketing. It lasted for about an hour. Two people stayed for question/answer period. One man wanted to tell me about the pedigree of his bulls, an older woman wanted to know if I was related to any Sloans in Ohio. What a disillusionment!

Still on the Southern States Board until 1969, I was given the opportunity to go with several other Board members in March of '64, on a fascinating trip by air to visit the oil refinery in Texas City, near Houston. On our way we were delayed and had to lay over in Atlanta for six hours. Southern States owned one third of the refinery and Agway the other two thirds. We saw the whole operation from crude to finished product and we felt proud that the petroleum products we were using on our farms came from our own petroleum plant in Texas. I was fortunate to be able to go on several trips with the cooperative with all expenses paid plus \$40. per diem.

By 1964, I had sold quite a number of lots, laid out Pinewater Point, and only had one particularly nice lot left on the water. This was B-2, Doc. Pratt (Admiral John Lockwood Pratt, ret.) bought it. Doc had a wonderful personality and was well known to my family. He had formerly married Mary Grier of Milford who was not living at the time. He built a beautiful house on his lot. It resembled a ship with a deck all around and it was high enough (on piling) to get an excellent view down the creek. He spent about \$70,000 there and had it built by an old friend, Claude Gibson, who was in charge of building several houses here on Pinewater Farm. The lot owners elected Doc as Chairman of their Civic Association. He organized things and really got things going. Unfortunately, the association later became inactive. I hope it can be reinstated.

Doc spent sometime at our little cottage known as "Silver Maples" while his house was being built. We stored a lot of his furniture for him in our "Cow Palace" as it still is known. He rented a "bay" from us in what used to be known as the chicken house and also the "Oat House", amusingly referred to as the "Out House". He has since married twice, the last time at the age of 82. We still hear from him occasionally and remember him with great affection.

Amie and Henry had attended one of the family weddings and later went to a baseball game in Philadelphia. Henry later contracted pneumonia and was very ill. Amie nursed him and came down with pneumonia herself. We

took her to Beebe Hospital, under the care of Dr. Stambaugh. She had a rough time and for awhile was very sick.

About the same time, I had a serious accident. I was attempting to remove nuts on our big mower, the adjustable wrench slipped and the blade nearly cut off my right thumb. I lost a lot of blood and had to have a plastic surgeon operate and sew it up. I remained in the hospital for two weeks. I was to not have the use of my right hand and arm for a long time. It was plain carelessness on my part.

During this period Jack's three daughters were born, Cindy in 1960, Julie in 1961, and Tricia in 1963.

THE PINEWATER STORY

Chapter VXIII 1965-1970

When the surveyor, Albert Korves, laid off the original 12 lots in 1958 on Pinewater Farm, facing Hopkins' Prong of Herring Creek in 100' lots everything seemed to be in order. After having sold several of them I decided to sell Carlton Bailey a 150' lot in 1965. To be brief, Korves made a mistake between the Bailey lot and his adjoining lot owners, Ericksen and Maegerle. This resulted in a lot of confusion, and threats of a law suit on Bailey's part. Korves died shortly after '65 which meant that I and Houston Wilson (attorney) had to straighten things out. It took several lawyers, many surveyors and thousands of our dollars to correct the error to the satisfaction of the lot owners involved. Actually the error wasn't discovered until 1970 and satisfactory corrective deeds were not completed until the fall of 1982.

We bought a new small station wagon, a Chevy II, early in 1965. We broke it in on a short trip to Atlantic City. This was to be the last time that all of us were to be together in the car (Amie, Sammy, Sally and Henry and myself). To make a trip to Florida the kids were taken out of school for several days. The car wasn't too comfortable but we managed to get to Tallahassee in three days via Norfolk, Charleston, and Savannah. The rest of the family stayed with Jim Lukens at Lloyd, Florida while I attended a reunion of the football teams of 1925 and 1926. Lawrence Salley, my long time friend, set things up. We had cocktails at his house in Tallahassee then a nice dinner in a restaurant, a few speeches, then a farewell. It was a strange, but welcome occasion to see that old group after 38 years. We journeyed on to Naples, Amie and Sally going with Jim Lukens in his big car while Henry and I came on in the Chevy II. It was a long drag to make Naples in one day and half the night.

Doug Hudson had built most of our roads and I was very pleased with his work. I had the boat ramp area designated in the recorded Plot Plan but never had a satisfactory ramp. When the State Highway decided to black top 49 coming into Pinewater Farm they had a lot of stumps where they widened the road through Knowles's woods. We persuaded them to dump stumps at the boat ramp site. (At that time there were no restriction on filling marsh areas.) Doug Hudson brought fill dirt in to mix with stumps, burying them and making a good base. I think there were something like 80 truck loads of stumps. Following this I build a concrete slab ramp recommended by the state Fish and Game Commission which for years made a good launching site. Soon after I got a permit to build a pier at the boat ramp. Needless to say the filled area for parking and the ramp and pier contributed to the sale of inside lots.

With Henry's help we began planting Japanese Black Pines on the development. They stay green the year around. Over the next 15 years I think I planted nearly two hundred balled trees mostly pines but quite a few maples, pin oaks and dogwoods. The plantings helped our development.

Orville Peets, a good friend and exceptional artist, died April 17, 1968 - after living by himself for many years. He had many interests and abilities. He and Amie attended many archaeological meetings and "digs," and we had him for many Thanksgiving dinners. As his health declined he spent some time in the hospital and lived with us for a little while. His place, called "Thornby," is now owned and occupied by Louis and Matilda Purnell. He made an ancient weapon called an atlatl and taught Henry how to use it. Henry became very good and Orville claimed Henry held the record for distance.

Over the past 40 years I had four different tool shops where I kept my tools and made repairs. I did some furniture repair and finishing but really didn't have the skill or energy to stick with it. I have accumulated a good many tools. Serge Trotter, my son-in-law, built what we call our "metal shop" where we keep a paint sprayer, welder, air compressor and other tools. Serge is very skillful and has endless energy. He worked for me a couple years in the early 70's, helping with mowing, maintenance and planting and cutting trees.

I won't attempt to name the many lot owners who bought property here but I think they must have totalled something over forty. In general we tried to sell one or two lots a year to avoid excessive taxation. Most of them were financed with gradually increasing interest rates. The spread of sales went from \$3,000 to \$30,000 per waterfront lots in twenty years. However, most of our sales were for about \$8,000 a lot.

Amie was hospitalized two or three times after our three children were born. In 1968 she had a serious operation on her neck for a pinched nerve. After Dr. Stambaugh treated her for what he thought at first was bursitis, she was operated on in Wilmington by Dr. Olmedo. Later she was in the hospital with strep throat. While in college at Guilford Henry came down with mononucleosis and was a very sick young fellow.

Shelton Virden, a cousin of the Anderson family, visited us two or three times. He was quite successful in the selling of various foods - seafood in particular. Shelton dealt primarily in wholesale food merchandising. I joined him for lunch along with Dr. Kent Price, a University of Delaware scientist. Oyster culture experiments were being done and we observed some of the oysters in various stages of growth in the laboratory. Shelton enjoyed boats, hunting and fishing. A good bit of his active life was divided between Syracuse, N.Y., Portugal and Bridgeville, Delaware where he and his wife Lillian spent some time each year. He died in his middle seventies. His wife is still living in Pennswood, a retirement home in Pennsylvania.

As I drift along I want to write about our children, the third generation, of this story. After Sammy graduated from Lewes High he enrolled at the University of Delaware, my alma mater. There he met his wife Linda Shupe of Creamery, PA. They married in '69. We will always remember the nice wedding in Norristown with Father Dick Bailey helping with the ceremony. Sam joined the Navy rather than be drafted, went to boot camp, officer's candidate school, and came out of training as a 2nd Lieutenant. He saw a good bit of the world aboard the aircraft carrier Yorktown. Linda was

left to stick it out living in Norfolk. Sam had prepared to teach school but decided to go into Regional Planning and Zoning and got his master's at Penn State.

Sally finished Lewes High in 1967 making girl's state and the Honor Society. She became the third Sloan of this generation to graduate from Delaware. A number of Lewes graduates were in college there. She made a lot of friends and majored in English. We went up to see Jack, Sammy and Sally occasionally. Of course, I was influential in persuading Amie to coordinate these visits with some of the University of Delaware football games. Sally held a variety of positions. She worked as a waitress in restaurant, in a bank, a motel and a museum in Washington, DC. At any rate she had a lot of experience but had time to help me with various forms and paper work.

Our son, Henry, is the youngest but the biggest. He was a big help to me when he was in high school. (Of course, by now we were gradually getting out of farming and more into the development.) In Lewes, Hen was in the band and choir, like Sammy. He played varsity basketball. He did very well in pole vaulting and at one time held the high school record. I have to brag on the fact that all three of the kids were on the honor roll and Honor Society. I give a great deal of credit for their academic achievement to their mother, Amie. Henry enrolled at Guilford College, Greensboro, North Carolina. He was there four years and received a degree in Biology.

Amie and I, Rose and Bent Boving (Eric, Betsy and Pete's parents) had had a double wedding in Rehoboth on April 8, 1944. We gathered at Bovings in Baltimore in 1969 to celebrate our 25th Anniversary. It seems to me we were also together for our 20th at Gundry's in Rehoboth. (Amie and I will have been married 40 years this coming April.) At the 25th Bent and Rose presented us with a silver pie cutting knife which we still have and use.

THE PINEWATER STORY

Chapter XIX 1971-1975

We had been growing strawberries in our garden for many years. When I was full time farming we grew them to sell along with other wanted garden vegetables such as sweet corn and cantaloupes. When the children were teenagers they all helped pick them, not just for a market but they knew they could eat all they wanted while picking. Henry, in particular, liked the strawberries. We had a vegetable stand by the machinery shed and Henry sold vegetables to quite a few people. We had some attractive signs, made by Amie, to entice the visitors to the area - particularly the weekenders. We were usually busy with the mowing, cattle, etc. When he was needed elsewhere he picked the vegetables, put them on a stand in the shade, put a jar with some change in it and a little sign notifying buyers that they could pay without his being there. In a marketing system some people feel guilty helping themselves, paying and leaving with no one around. For a number of years Hen made quite a bit of money this way, say from age 12 - 15. He vowed later that he wanted to get married in the strawberry patch. (This is 1983 - no prospects that we know of but we still raise a row of berries, just in case.)

Ever since Amie was a young girl she was interested in birds. Through the years she has been a bird watcher, when she had time and really she was a moderate authority. We periodically have fed the birds in various feeders at our back door. A few of the ones we love to see are the bluejays, the woodpeckers, cardinals, grosbeaks, bluebirds, juncos, doves, orioles, and cedar wax wings. Along the shore and woods we enjoy seeing the great blue heron, laughing gulls, bald eagle, kingfisher, etc. The influx of too many people and boats have sharply reduced the wildlife on Herring Creek.

Jack has had a number of physical ailments. I think because Jack has worked so hard, travelled so much, had so many responsibilities and promotions - he has had frequent physical setbacks like kidney stones, illitis, bouts with flu, and stomach trouble. He found out that after he became an executive and didn't have to drive so much he felt better. He has always played a lot of tennis which gave him the physical activity he needed.

I don't want to blow my horn too much but I think it appropriate to mention that I was selected to have made an outstanding contribution, over twenty years, to the various activities of Agriculture. This was recognized at the U. of Delaware Substation for the year 1971, I think. The occasion was at a county picnic sponsored by the service clubs of Sussex County in cooperation with the Extention staff.

(I again remind those who might be persuaded to read an old man's memories, that I repeat off and on so bear with me if you've read it before.) Long before we were married I had a garden on various sites around the farm - even had a victory garden when teaching Ag in Dover in 1941-42. The combination of cow manure, fertilizer and cover crop every year for at least

30 years, assured us of fertility and healthy garden vegetables for our family. By having the big farm machinery, roto-tiller, and sprayers, I was able to have at least a one-half acre of garden, and to tend to it with Amie and the kids. We always have been able to fill our locker with sweet corn, beans, broccoli, peas, beets, carrots, etc. Amie has always enjoyed working in the garden, processing and freezing a lot of food. When we were all home we would freeze as much as 80 boxes of sweet corn. To brag again, we were well fed from a steer, vegetables, pork and crabs in those years. From 1955 to 1970 we had "peace and plenty" plus a lot of work. At many meals, particularly when we were having a big dinner for family and friends, we were proud to point out that practically all the food came from the farm.

I had known Morris and Natasha Trotter way back in 1936 when they rented "Stair Step House", across the creek from Mother. We hadn't seen them much for about 25 years, although they had been in the area from Washington, D.C. on vacations. We stopped by to see them just as they were moving into "Holly Patch" up on Burton's Pond. We got to know them pretty well before Serge came home. He was just finishing a five year Art Course in East Carolina. Serge's full name is Serge Henry Huntington Trotter. "Serge" comes from his mother's family and it was quite awhile before we could catch on to "Serge". After he moved from North Carolina in his old truck, art work and all, he put a lot of accumulation in "Holly Patch" cabin. I think he began working for me the Spring of 1972. I hired him for \$3.50 an hour and I have never had anyone who could get so much work done in a given time. He mowed (don't forget we were mowing 20-25 three quarter acre lots) painted, made and painted signs, helped saw and haul saw logs, etc.

"Trot", Serge's father, and Natasha, his beautiful wife, together with Serge, and occasionally Tom, Serge's brother, joined us in some meals, boat rides, fishing trips, etc.

Natasha became ill in 1973-74 and died from cancer in June of 1974. Trot and I made a trip or two to Florida after the sad passing of Natasha. Serge looked after the place here, Amie was of course teaching, so Trot and I took off to the east coast of Florida and came back by Naples. We visited Trot's brother, Jim Trotter, and his wife, Charlotte, in Charlotte, North Carolina. Trot was an excellent fisherman and we "wet-a-line", as he used to like to say, at several points along the route down and back. I think Trot and I went on a second trip later on, going as far down as Key West.

Amie joined me returning to my 40th University of Delaware college reunion at the Hotel Dupont in 1972. This was quite an occasion because I hadn't been to any of the previous reunions. We visited with quite a few people at the reunion, had a wonderful banquet, and dance (never my long suit). We spent the night at the hotel (something I had always wanted to do since I was in college but could never afford). The next day we had a nice visit with John and Mary.

John Hukill talked me into letting him have part of the "Cow Palace" to house a few sheep. His whole family became involved. There didn't seem to be any objection to the sheep and, in fact, they gave us a little bit

of rural atmosphere, particularly since our white-faced cattle had departed. It became a 4-H enterprise. John became superintendent of sheep at the State Fair and his son, "Jimmer", won a lot of ribbons and did very well in judging, receiving quite a bit of publicity. John used a couple of acres of pasture adjacent to the sheep pens and I didn't charge them much because it wasn't intended to be a money making project.

The maintenance of the roads here on Pinewater Farm has always been a headache. Working with the contractor who had done most of the road work here, a few of the adjoining neighbors and myself decided to "blacktop" the area between the cul-de-sac, adjoining State Road 49 and the road running to the end of Pinewater Drive East - a distance of about one-fourth of a mile. The cooperation of Andy Knopp, John Hukill, George Hudson, Tom Henderson, my sister Maidie was very encouraging. We split the cost and shared the expense. It convinced the lot owners on Pinewater Farm that until the State took over the roads it was not the Sloans' obligation.

In April 1973, Amie and I, along with the Knopps and another couple took off by jet from Philadelphia Airport to London, England. It was a long trip and I think it cost us about \$1,000. Fortunately by then we were in pretty good shape, having sold quite a few lots within the last two years.

We were gone for eight days as I recall, spending a couple of nights in London and four in Lewes, England. We were the guests of "Pop" Carr and his housekeeper for three nights and of the Honesses for one night. We had entertained these people at Pinewater a couple of years before. They treated us royally, introduced us to their English friends, showing us the area, including castles and having "high-tea". The Honesses were a lovely older couple, both dead now. Pop Carr has been back for a few visits to Delaware and to the Freys' in Barrington, Illinois. Amie made sure we saw some of the sights in London - including St. Paul's Cathedral, the Thames, Buckingham Palace, and the changing of the guard. This was a really fine trip with lovely people. I knew it would be only once in a lifetime. Amie corresponds with the Lewes, England, people at Christmas.

We were given a yellow puppy about ten years ago, a cross between a white lab and a German shepherd. As I understand it the laborador dominates in color and other characteristics. We named him Chester and built a good sized pen and dog house. He had a nice disposition, and was very strong as he matured. Because we have had so much trouble before we got Chester with neighbors' dogs, we did not let him out of the kennel, except on a leash. When he did get out he went wild, would not come when called and nearly got run over several times. We kept him because he was an excellent watch dog. No stranger or strange car arrived here at the house that Chester didn't announce. We missed him a great deal after he died a couple of years ago. We think back to many years and remember two other dogs - "Sal Pal", a Chesapeake, and a rat terrier we named "Queenie". We have had two cats, "Roger" and "Honey". Our kids will never forget Roger. Henry painted him and the painting still hangs on the bedroom wall.

Having been on the Southern States Board, as State Director, for nine years and not having been back to an annual meeting for a good many years, I thought we should attend the 50th Anniversary. Amie and I went to Richmond

for two nights (all expenses paid) and had a fine time seeing old friends and getting caught up on the activities of this big regional Farm Cooperative. The meetings were held in the old Mosque Theatre, which was very impressive. The banquet entertainment was in the John Marshall Hotel, as was the room where we stayed. Amie had gotten to know the wives of the Directors on the Board Summer Meetings held in various sections of the five states in which the cooperative operates. A few of the men and their wives whom we were able to visit were the Steels, the Mullinexes, the Givens, The Stones, the Snodgrasses, the Veeches, and the St. Clairs. I was glad that Amie could go to this special occasion as she had never been before because of her teaching.

Probably the closest couple on the Southern States Board were the Snodgrasses, from Street, Maryland. Hubert was a real gentleman farmer, a dairyman. Scotty, his wife, was from the Eastern Shore at Snow Hill. We took turns driving each other's car on several summer board meetings. We had similar interests, and shared the same philosophies. Hubert became President of Southern States and passes away two years after his term on the Board expired.

After courting Susan Walter, a school teacher from Chicago, Eric Boving, Amie's nephew, married her in Chicago in March 1974. They are family and we have seen a good deal of them over the years. They bought a lot and built a big house on lot known as E-3, Virden Lane. Sue still teaches and Eric works at The Pier Point Marina. They have a little son called Adam. Although born premature, he's doing fine. Needless to say, they are overjoyed with Adam.

With the rapid development of the area and unlimited growth of trailer parks, particularly on the water of Herring Creek, Guinea Creek, and Indian River, great concern about pollution developed. Angola Beach, right in front of Pinewater Farm, across Burton Prong to the north attempted to dump treated sewage in the creek. A couple of hearings were organized, in cooperation with the State authorities and a great number of citizens in Angola, Rehoboth Bay and the town of Rehoboth, particularly the land owners on the creek and bay. Controls were put on their dumping and as of now, the waterways here remain reasonably unpolluted, thanks to the cooperation of the citizens and the State.

I will just mention this briefly because there are so many other items to cover. Amie and I decided that each of our four children would be given a waterfront lot, which we have deeded to them. We think that in 1974 we felt that they deserved more land, particularly since we had already sold most of our valuable lots and we were no longer in a financial pinch. On the western edge of Pinewater Farm, not included in the recorded Plot Plan, lies 8 acres bordered by lots to the East, Knowles to the North, Jenkins farm to the west and Pinewater Drive West to south. Our four children were deeded jointly the 8 acres described above. The only restriction we insisted on was that if and when they disposed of it that if it was ever sold as lots then the lots must be three-quarters of an acre in size and conform to restrictions. "McKee Acres" was named for my grandmother, Louisa McKee, on my father's side. Now we have three family names on our area roads: McKee Acres, Virden Lane and Sloans' Lane.

At this stage of life our daughter was still called Sally but after she married Serge Trotter she was called Sara, but not by all. A customary shower was held in the middle of August on our front porch. Of course, she received many appropriate gifts from some of the neighbors and family. As I remember it, Serge and I got busy away from the house, probably mowing.

Sally and Serge's wedding was held at the St. George's Episcopal Chapel on September 7, 1974 and there were many pictures taken by some pretty good family photographers. Elaborate plans were made for a carriage wedding. Nutter Marvel, of Georgetown, donated the use of his horses and one of his famous old carriages with driver. If one could not see the pictures they could not appreciate the costumes of the men and women. My only daughter had as her wedding dress, her grandmother's (Jeanie Morris Sloan's) dress. Serge and his brother, Tommy, and I wore high hats. All of our kids were there except Jack and Jackie Sloan but all three of Jack's daughters, Cindy, Julie, and Tricia were on hand. The mother-of-the-bride looked mighty handsome. The bride and groom, of course, stole the show. I had raised a full beard and escorted the bride out to the church in the carriage, and up to the altar. Most of the family connections were on hand and we were very happy to show the young newlyweds and their bridal group off. My sister, Maidie Vollmer, let us have her brick house, next to us, for the reception. A caterer was hired and food was excellent, music was supplied by some of the many cousins. Maidie's porch, 120 feet long, gave ample room, plus the big living room, for the 150 people in attendance.

We entertained Gilbert Byron, a prominent author and poet from St. Michaels, Maryland in 1974. I had known him during my last teaching days in Dover. Gilbert retired from teaching in Lewes and Dover in the late 40's. He became a well known author of some good books and poems written about the Eastern Shore. One of his best books was "The Lord's Oysters". We enjoyed having him spend the weekend with us. He stayed at Silver Maples with his dog. I took him by boat to see some of his old friends, the Emory Brittinghams and the Dick Roberts. He was here in Lewes to celebrate the 50th reunion of a Lewes High School class.

I spent two or three weeks in Florida during the winter of 1974. Serge and Sara were married, Amie was teaching. I had bought a steer from Henry Orkin (not one of our better animals) in the early Fall. It never grew very fast and was just plain mean even though it was small. Sometime during the winter, while I was staying in the Lukens' cabin in Naples, I had a phone call from home saying the steer had gotten out. I couldn't do anything about it. Serge, Sara, Andy Knopp, and John Hukill went looking for the crazy animal which got out because I had left an outside door to its pen loose. They saw him once at Shadowood. Sara and John were walking through the woods looking for him on one side, Andy and Serge on the other side of the woods. The wild "critter" charged Sara and just barely missed her. After that they never saw it again and no one ever knew what happened to it. We surmise that some hunter shot it and put it in his freezer. This was the end of the beef business for me. We had spent more on the last two steers than we ever got back in beef. It was not the first time I lost money on animals.

Through the encouragement of our son, Henry, a dedicated meditator, Amie, myself, Sara, and Eric took a Transcendental Meditation course to

help in relaxing and eliminating stress. This was done by quietly meditating twice a day for twenty minutes. Henry is very dedicated and conscientious in his program. He has taught it and I am sure gets a lot out of it. Many people assume it is associated with religion, but this is not necessarily so. Amie meditates regularly and says it really helps her relax. I meditate occasionally, Sara meditates when she can but I don't think Eric gets involved much.

Glen Buhrman married Margie, my first wife, and lived with her in the area of Salisbury and Princess Anne and also in Western Maryland for more than twenty years. My son, Jack, lived with Glenn and his mother, Margie for quite a few years. Anyway, we became friendly with Glenn and Margie and when Glenn died in 1975 we went to Princess Anne for Glenn's funeral. We did this out of respect for Jack and Margie and I am sure that Margie's brothers and sisters appreciated our coming.

THE PINEWATER STORY

Chapter XX - 1976-1980

I fully intended to finish this Pinewater Farm Story with the ending of this chapter and may do so. It has been more of a job than I had realized. When Julie (granddaughter) corrects it and I can find a professional typist for final copy, then we want to incorporate some pictures, several of the various people covering the four generations of whom I have written. Then we hope to bind it attractively and distribute it to those who may be interested in reading it.

Tom Harmon, one of Henry's college friends from Guilford in Greensboro, North Carolina, renewed friendship with Henry in 1976. He and Hen worked together jetting down piers in the area, including ours which after nearly forty years was in need of redoing. The jobs connected with the rebuilding of piers required two people and Tom and Hen did good work. A lot of equipment was necessary: jet pump, truck, bars, a lot of hose, creosoted poles, etc. Besides the pier work the two boys had fun skating in the winter of '76 on our creek. Serge and Sally joined them in skating. We had a big birthday party for Tom here in our living room with lots of decorations. Later on, Tom married a local girl from Georgetown, they moved to New York State where I understand he is doing very well.

When Amie and I and two other couples went to England two years before we spent several days with "Pop" Carr. He and a good friend, Colin West, also from Lewes, England, came visiting, Pop to stay with us and Colin to visit David Truitt. Everybody liked Pop and I showed him around the community, going to Nassau orchards, seeing the big poultry operation at Townsends Inc. then on to Ocean City. On one occasion Pop, Andy Knopp, and myself went clamming in our boat. I loaned him a pair of bathing trunks that were too large for him. On the whole trip he held up the trunks with one hand. We had good meals for him and the Trotters and enjoyed his company. It was difficult for me to understand him some of the time because I was already getting hard of hearing and his English brogue left something to be desired.

It seemed that we never got the boat over in time in the Spring. A wooden boat required a lot of scraping and painting. I was always concerned about getting motor trouble down at the bay, so I bought a 7.5 air cooled engine to put on the stern which would get us home in an emergency. I bought a bracket for it but, unless I am mistaken, used it only once. We always worried about the boat in a storm, heavy rains, and high tides. We have no regrets about it as we had lots of fun with it, water skiing, swimming, clamming, and fishing.

Tony Higgins was a friend of the Anderson family. He graduated from the University of Virginia, as did Amie's brothers, Jim and Dan. Tony loved to write and talk about old times in Sussex County. He lived for many years at the White House on Long Neck, long before the area became saturated with trailers. After leaving Long Neck he moved to Wilmington and became a senior

writer with the newspaper. He continued to write about Sussex County. He had a distinct style and you could almost always know when reading one of his articles that it was Tony's.

"Trot," Sally's father-in-law, and I took another trip to Florida in my Bobcat (later "totalled" by me in Rehoboth) the last of March. He was always good company and shared the driving. Of course Amie was still teaching. We went all the way to Key West. We had things packed pretty good and went fishing in a party boat. This was the only time I had ever been out in a party boat. We caught a few mackerel, etc. We were staying at Holiday Inn, each in a separate room. We had left a lot of gear in the Bobcat. The next day was April first. I called Trot to see if he had been out to the car. He said "no". Then I told him we had been "cleaned out." He was horrified. Then I asked him what day it was (April first). He said, "Boy, I don't like that kind of foolishness." We left the Keys and stayed a few days at Naples and enjoyed Jim and Win's cottage before leisurely coming home. I really miss him. We had so many meals together and at least four short trips into Maryland, New Jersey, and Pennsylvania.

A white-haired gentleman in his 80's, a cousin of Amie's, Warren Hall, came to spend the night with us. He and his wife were on their way to his 50th reunion at Swarthmore. He is an unusual character with the distinction of being a medical doctor, serving the Pacific during World War II, holding a Ph.D., teaching a number of years and having a Divinity degree. He is still preaching. His wife says he still climbs mountains. He is a very distinctive man with a shock of white hair, bright blue eyes and rosy cheeks. I was glad I met him.

John, Amie's brother, always liked to entertain by taking people out to eat. Before he became confined to a wheelchair he invited quite a few of us to a special breakfast at the Dinner Bell. As I remember, besides John and Mary, there were Blanche and Daryl, Dan and Joy, Aunt Frances, Little Frances, Lois, Amie and me. It was a very pleasant occasion with lots of good food. John gave a toast.

Historically, February is the month to watch out for. The only time we really became concerned with the weather reports is when a blizzard is forthcoming or when we are faced with a hurricane. This blizzard in the middle of February, 1979 was one of the worst I can remember. We had about 18 inches. The snow was deep and blowing. I had my big old snow plow on the Super-M but I couldn't make any headway with it. We were snowbound. Fortunately the electric current didn't go off. Eric Boving had gone to work early Monday morning but the weather was so severe he couldn't get home again and had to spend the night in the Pier Point Marina. Fortunately our new good neighbor, Bob Tallman (who bought Knowles farm) came to our rescue with his caterpillar, which is equipped with a snow plow. With the help of Ray Dorman and his big International tractor, plus my two tractors, we were able to get the roads opened. Snow remained on the ground for a week.

My sister, Maidie, died in Naples on February 18, 1979 and we held funeral services for her in the St. George's cemetery. Her body had been cremated and she was buried in the Sloan plot. Her husband, Joe Vollmer

was in bad shape. Our good friend and neighbor, Andy Knopp, brought Joe and Jane Favinger, and Jane's daughter, Maidie, down from Philadelphia Airport. Snow from the blizzard was still on the ground, and we had difficulty making a path to the graveside. Nancy Knopp had a luncheon for Maidie's friends, family and neighbors after the burial.

Serge's Aunt Tanya (Natasha's sister) and her husband Swen (Norwegian) were visiting here from Europe and we put them up here for a couple of nights. Serge and Swen had gone for a walk to the boat ramp when Tom Purnell's female black Labrador dog, who had puppies, charged out and bit Swen severely on the leg. They were walking on the road and not on Purnells' property. Serge took his uncle to the emergency room of Beebe Hospital where he received treatment. Tom Purnell paid the bill. Swen's wife was an international lawyer at the Hague. We have had so many incidents here on Pinewater Farm with dogs which have not been kept under control.

Amie's brother, John, died on December 12, 1978. He had been ill for a number of years with a neurological disease. He will always be remembered as a fine person who was devoted to his family. His wonderful wife Mary unselfishly took good care of him to the end. With most of Amie's family present he was laid to rest at the Methodist Bethel Church in Ocean View. Our long time friend and Episcopal priest, Dick Bailey, preached the service. John and I had several good fishing trips in our boat. He couldn't get about very well but the big boat was ideal. He was always ready with his fishing equipment, knew where to go and what bait the fish were biting on.

Serge and Sally lived for sometime in a little old house in Lewes known as "Frog Hill." On August 14, 1978, their little son Aaron was born at the Milford Hospital. When Serge and Sara still were in the picture framing business, the latest fad was to have a wood stove. Serge had the franchise for the "Earth" stove. They had one in the home at "Frog Hill" and Serge had sold several around the area. These were great stoves with thermostat control. We bought one from Serge and with the help of Andy Knopp managed to get one set up in our kitchen. They are big and heavy - must have weighed 300 lbs. We kept it in our kitchen for two winters, but found out it was too big. We couldn't burn it hot enough and had to put up with dangerous, messy, creosote. In Summer of '80 we were able to swap it for some carpenter labor and replaced it with a smaller "Old Mill" stove. Amie and I really have enjoyed our wood stoves which gives one real comfort, saves a lot of fuel oil, and keeps me busy cutting and splitting wood, and keeping the stove filled until we run out of wood. When we are here by ourselves we practically live in the kitchen. "If you can't stand the heat, get out of the kitchen" or just open the window.

On March 17th, 1980, Linda Jane, Sam Jr.'s wife, gave birth to Nathaniel at York, PA. I think he weighed 8 lbs. 8 oz. and had red hair. Nathaniel Morris Sloan, their third child, is a handsome little fellow and continues to grow husky and irresistible - my second grandson. Nate has a good disposition, is very photogenic and is called "Mr. Pleasant". Sam Jr., Linda-Jane, Jenny, Katy, and Nathaniel are a great family.

Aaron was 3 years old on August 14th, 1981, and we had a gala birthday

for him. We had the party on the porch of the "big house" which Aaron always likes to call our house. The porch was really decorated by Serge, Sally, Sara, and Amie. Quite a few of his little friends were on hand and they really enjoyed the refreshments and Aaron his presents. Old "Trot", Serge's father, said "Aaron has more toys than Serge and Tommy had together when they were youngins." His name is Aaron Hall Huntington Trotter. Now he has a little brother named Nye.

THE PINEWATER STORY

Chapter XXI 1981-1982

Since Amie was retiring January 1, 1981, we decided we would make an extensive trip to Florida in our comfortable 1977 Plymouth Volare. It didn't seem advisable to leave the farm without someone around. Fortunately Sara, Serge and Aaron had decided to spend the winter in the "Crib Cottage" which made it very convenient. Serge looked after the house, fed our only animal, "Honey", and Sara deposited my checks, forwarded our 1st class mail, and kept us posted twice a week.

Our itinerary was extensive, and we made reservations all over the South for over two months with the full month of February spent in Naples.

I let Amie plan where she wanted to stop, and we made it a hard and fast rule to spend two nights at each stop. It would take too much time to more than list our stops along the way. Except for two occasions we knew no one to visit on the way down. I believe we hit the following places in this order: Greenville, N.C., Wilmington, N.C., Charleston, S.C., Jekyl Island off Georgia, St. Augustine, Florida where we had two good days visiting with Morris Trotter who had come there for a couple of months. We enjoyed several meals together, did some fishing and of course "Trot" and Amie did some "antiquing". We got off to Orlando where we stayed with my old friend Arthur Demetree. He gave us passes to Disney World which we enjoyed. The second night at Orlando, Arthur and his wife Nonie put on a big dinner for Arthur's brother, Jack, and his wife and my other high school friend from Tallahassee, Ed Sauls and his wife Eloise. Then we had a long trip in to the Everglades to Flamingo, before going on to Key West where we toured the city on the "Conch Train."

We arrived at Naples on February 1st and stayed in a plush motel, costing us \$54.00 per day. It was nice, close to the beach and big enough to entertain all of my family in Naples at this time: June and Mary Hill, Win and Jim Lukens, Dearie and Jack McAvoy, and Jackie Meunch, all separately, of course. Our stay was nice but too long although we enjoyed visiting, seeing Corkscrew Swamp, taking in "Old Timers Night," fishing and walking on the beach and the famous Naples Pier. Jim Lukens was enjoying a visit to Naples also, but he suffers from Parkinson's disease too.

I think it was about this time that I seemed to notice having difficulty with my locomotion, even though I jogged every day, my handicap of beginning Parkinson's was becoming more obvious.

On our trip back home, with Amie having to do most of the driving, we visited Dan and Joy at Holmes Beach for a day or two, saw Frank and Kay Virden, then went to Tallahassee to see Win Welsh and her two darling kids at Lloyd. With the itch to be getting home to start garden, we went through Georgia, then to Chapel Hill, where Amie graduated, to Brasstown where she spent a winter. We made a stop overnight at Amie's cousins' home in Virginia. I forgot we had an overnight in Charlotte, N.C. and had a nice dinner (quail) with Jim and Morris Trotter and Jim's wife, Charlotte.

One reason to go on into 1981-1982 with this increasing volominous story was to include another birth in the family. On September 15, 1981, Nye Morris Sloan Trotter was born, a chunky baby boy, 8 lbs. 8oz. born to Sara at Beebe Hospital. Serge was interviewing in El Paso but arrived home within 24 hours. He landed a good job out there. When he returned most of his friends did not know him with his hair shorn. Sara's good friend Nancy Mitchell was on hand for the delivery. Sara and the two boys left for El Paso from Baltimore. Trot took them over to the airport. Serge had gone by truck with most of their possessions - quite a hectic time. This was a good move. They wanted to get away and Serge now has an excellent job with the Stuart Moulding Co. (he is now General Manager). We miss them, but enjoy their coming back in the summer.

Poor old Trot started going down hill fast during the Fall of '81. Having had one lung removed several years before, he developed cancer, lost weight, was hospitalized, and stayed with us for a week, mostly in bed. Serge and Tommy came and Serge took him to El Paso, very weak and he died out there.

Linda's father, Bob Shupe, to whom she was very devoted, died within a day or two of Trot from heart disease in a hospital in Phoenixville. We took Nathaniel for a week to relieve Sam and Lyn at the time of his funeral in January 1982.

At Christmas of 1981 for the first time in our married life we were without any of our family. It is hard when all of your children leave the roost. Henry came Christmas night and Sam and family soon after. We had a nice dinner down with the Knopps.

March of 1982, Amie and I flew out to El Paso, leaving our old Buick at Salisbury and going via Atlanta and Austin. It was mutual, they missed family and friends and we missed them. Poor Aaron so missed his Poppy-Trot. It is very hard to explain death to the young. We were gone for about ten days dividing our time between the Trotter's rented house and Motel-6. It was an eye opener to see that vast dry desert area. Every day, of course, Serge was working except the weekend. We took Aaron to school, went swimming in a large indoor pool. Serge, Amie and I went to see "On Golden Pond". We had a momentous trip the last Sunday. We went to a rocky area where Indians had lived and spent a couple of hours at a dude ranch and then went to a super restaurant where we had one of the best steaks I had ever eaten.

While we were away at El Paso, Sue Boving had a premature baby, who not only survived but is doing fine. He weighed 3 lbs. at birth but with the wonderful treatment in the hospital and extreme dedication of Sue and Eric, survived. They now have a fine boy who even goes swimming with his daddy in a heated pool.

On April 30, 1982, Amie and I sojourned to Newark to attend my 50th reunion a very special occasion at the University of Delaware, for the class of 1932. It also was the year I met Amie, having taught her in the 7th grade at Dover. We spent the night at Howard Johnson's (\$43.00) had an excellent dinner, saw many old classmates, and attended a special luncheon on the next day. We went to breakfast with George and Mabel Henry at their lovely home on the

outskirts of Newark. George was responsible for my getting a job, my first one, at Dover High School, where he was principal. A few of the classmates we chatted with were the Ben Deputys, the Ed McCauleys, and Pres Townsend who was selected as the outstanding alumnus of the year.

Saturday afternoon we went to see good old Mary Anderson, spent the night and visited Winterthur, a Dupont show place, before heading back home.

Amie had a very pleasant reunion in New York in May of 1982, the 40th reunion of Barnard College, class of 1942. She met Kathy Bretnall in Princeton, stayed overnight then went by bus to New York where she joined Ruth Webbert and Ellie Smith for an overnight in the dorm. She took some pictures which turned out well, before returning on Sunday. Then as is our custom, she proceeded to give me the highlights.

As I've mentioned before Katy and I both celebrate our birthdays on July 7th. We were quite pleased that Sam and family could come down while Sara, Aaron and Nye were here. It was interesting to see Nye and Nate on the floor together. When Nye insisted on investigating Linda's pocketbook, Nate said "stay out". Nye ignored the demand, then Nate said "Stay Out, I mean it" which brought a laugh to all of us. There was quite a lot of visiting between the "Big House" and the "Crib Cottage". Sara and the two boys left for home in El Paso via Salisbury and we all went down in two cars to see them off. We visited the zoo and the park before watching them take off. There were a few tears from Sara and Linda.

In August of 1983 Serge was able to join his family for a home visit. We had a beach picnic at Cape Henlopen with the Trotters and the Sloans from York.

Two visitors were here in August 1982, John Branner, who knew Dan at Dover High, renewed acquaintances, as Dan and Joy were staying in the "Crib Cottage". Later Blanche and Daryl were occupying our guest house and George Henry and his wife Mabel stopped by on a Sunday afternoon. We had a pleasant visit with them. Blanche knew George while in school in Dover and later. Amie was in a Christmas play, directed by George 50 years before.

We were very pleased to have June (Salty) and Mary Hill spend two nights in the "Crib Cottage," their first overnight stay with us. We took them to Ocean City and June went to St. George's Church and had a look at the Sloan graves. They returned for another visit in the fall of 1983.

In late fall of 1982, the State Highway finally came by and filled up the pot-holes in our roads. The settlement of the line dispute, of many years standing was a tremendous relief to Amie and me. The State's taking over the roads after twenty years was a big relief as well.

Two current physical ailments have set me back. Both seem to have become noticeable about the same time. Complaining about my neck, I had x-rays taken which showed a pinched nerve between the third and fourth vertebrae, indicating degeneration of the discs between the vertebrae. Continuous exercise of the neck does give relief. The other annoying disability coming on the heels of the neck problem was a tremor in my left hand. progressively affecting

my whole left side periodically. Drugs and rather strenuous exercise seems to help. My doctors tell me that I have Parkinson's disease, affecting the nervous system.

We have had many good years and hope for a few more. I have struggled through this story, writing it usually during bad weather in winter. I hope that family and friends will get some pleasure out of reading this,

THE PINEWATER STORY

Postscript
1982-1984

I thought that after the birth of Nye Morris Sloan Trotter in 1981 it was time to end this effort to write these highlights of family history (covering four generations of Sloans), life on the farm and the history of the development. To bring the story up to date I want to add a few words.

As I've begun to slow down physically I had to get some help particularly with the mowing in the summer. Bret Gardner, a star athlete and student at Cape Henlopen, and Stephanie Pochomis, 5'10" tall and capable of doing a man's job, were both excellent helpers who were strong, smart, and enjoyed physical work.

Since I last wrote there have been some important events in the lives of the Jack Sloan family. In the fall of 1983 Jack spent fifty days in the hospital following complications after an accident with a tree limb. Since then Jack has made a good recovery and has taken on a new assignment at Uniroyal Tire Company, Troy, Michigan, where he is vice president in charge of replacement tire sales. He has not yet sold his Akron house. Cindy is now at Bakersfield, California where she is working for Teen Challenge. In August, 1984, Julie was married to Danny Beaver who is now a graduate student at the University of Virginia at Charlottesville.

We are looking forward to getting our road problem resolved after two years of hasseling with the State Highway Department. Cost estimates on construction seem exorbitant. At this writing, approval of the road plan is holding things up. Sammy, his wife Linda, and Joe Pochomis, our engineer neighbor, have been most helpful in getting these problems solved.

There was a really nice social affair before Christmas, 1984. The Bill Clarks and the Jack DeGranges invited about fifty Pinewater residents and friends to a Sunday brunch at Sussex Pines Country Club near Georgetown. The party enabled a lot of people to meet and enjoy good food and fellowship.

With our encouragement, Joe Pochomis has sent out a questionnaire about the possibility of forming a civic association. We hope that this can become a reality.

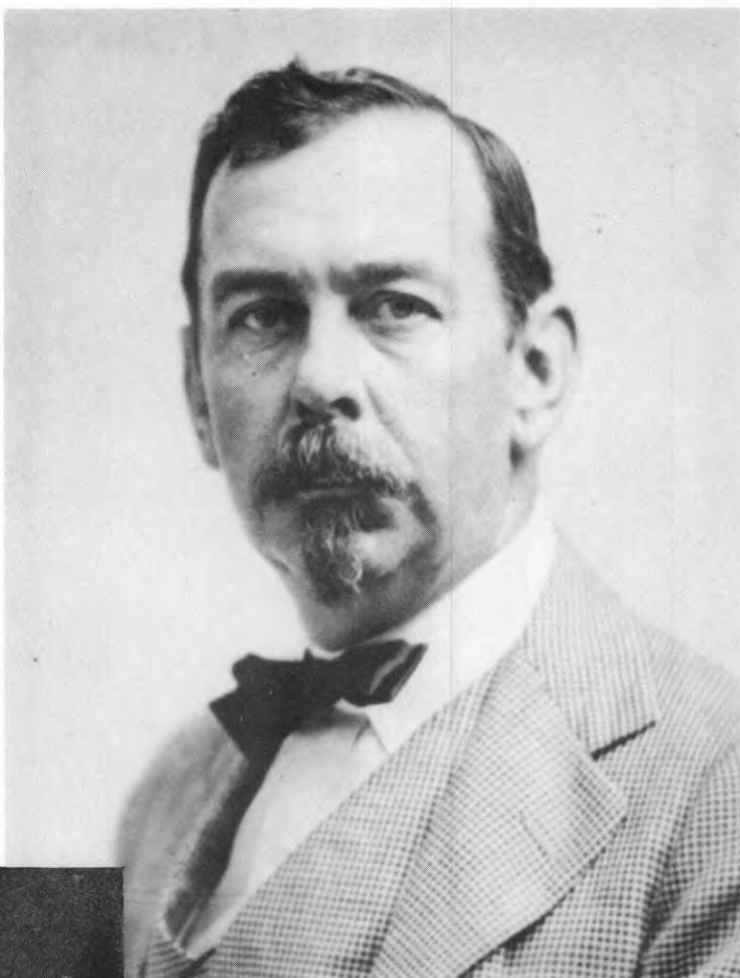
On July 7th, 1983, we had a very pleasant double birthday celebration. My granddaughter, Katy Sloan, was six and I reached my seventy-fifth year. It was nice to get so many cards and phone calls. We even had two birthday cakes and the porch held the young, those of middle years, and an old "foggie" like me.

On April 8, 1984, Amie and I celebrated our 40th wedding anniversary. Debbie Courtney, was here from Somerset, Pennsylvania, and we all went to dinner at the "Garden Gourmet" in Rehoboth.

The boss (Amie) and I hope to "hit the Oregon Trail" in late March for a visit with daughter Sara, her husband, Serge Trotter, and their two boys, Aaron and Nye. Serge is working with a molding firm at Salem and the Trotters have recently bought a house there. This will be Amie's first trip to the west coast and my first trip to the North West.

We are assembling a collection of photos to include with this story as well as a "family tree" to help show the relationship of all decedents of "N.P." and Jeanie Morris Sloan who established roots here at Pinewater back in 1908.

NORMAN PRENTICE SLOAN
My father - about 1925



JEANIE MORRIS SLOAN
My mother - about 1945



When her beautiful hair fell just as it might,
And the sweetest face peered through,
I used to dream of her at night,
And wonder if dreams came true.

I dreamed that when we both were grown,
I would make her my sweetheart wife,
He would build a home of our very own,
And fill it with love and life.

I dreamed that as the years went on,
He would have a family too,
I dreamed of daughters sweet and fair,
Of boys big, brave, and true.

I dreamed she would help me in many ways,
And nurse me when I was ill,
While I would work for her all my days,
And love her and cherish her still.

So we've been married for twenty years,
And our skies have been mostly blue,
Smiles have taken the place of tears,
For all my dreams came true.



Main cabin and pier
Pinewater - 1938



Outside of "Uncle Jack's" Cabin - 1935
Jack McAvoy, Jeanie Morris Sloan, baby Jean McAvoy(?)
June, Worrell, Mary Hill, Henry and Dearie



My oldest brother, "W.W." Sloan - 1919



My sister Winnifred, her husband Jim Lukens and "Sonny Jim" (Winner of "Mr. Fort Myers" contest) - 1925



"Jen Bubs," "Smilin' Jack" McAvoy and my sister, Dearie about 1934



Dearie, Jim Wynn, and Maidie (my second sister) - 1942



Jane Wynn, my brother Henry and my Mother,
after the big crabs, Pinewater Pier - 1940



Brother Hank and I
at the tennis court



"Poland China Fever" - 1942



Mary Hill Sloan, Jack McAvoy, and brother June
at Norma Sloan's wedding - 1971



Sammy marries Linda Jane Shupe - 1969
(Bob and Rosalie Shupe and Amie and I also included.)



Sally marries Serge Trotter - 1974
I am in back row with "Trot", Serge and Tom Trotter.
Amie, Sally and Betsy Boving are in front row.



Caught at last. Amie and I at our wedding in Rehoboth, April 8, 1944.



My son Jack about 1945



Our son Sammy about 1953



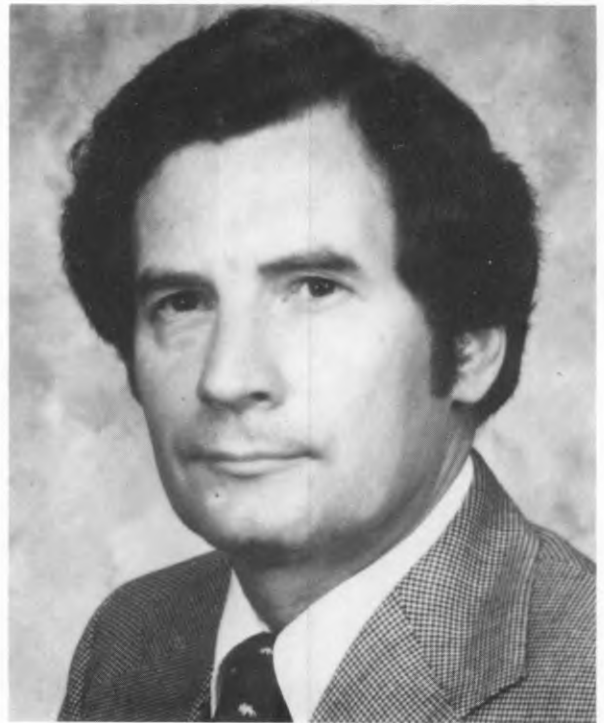
Our daughter Sally - 1958



Son Henry - 1958



Jackie Evans Sloan about 1968



Son Jack about 1982

Granddaughters



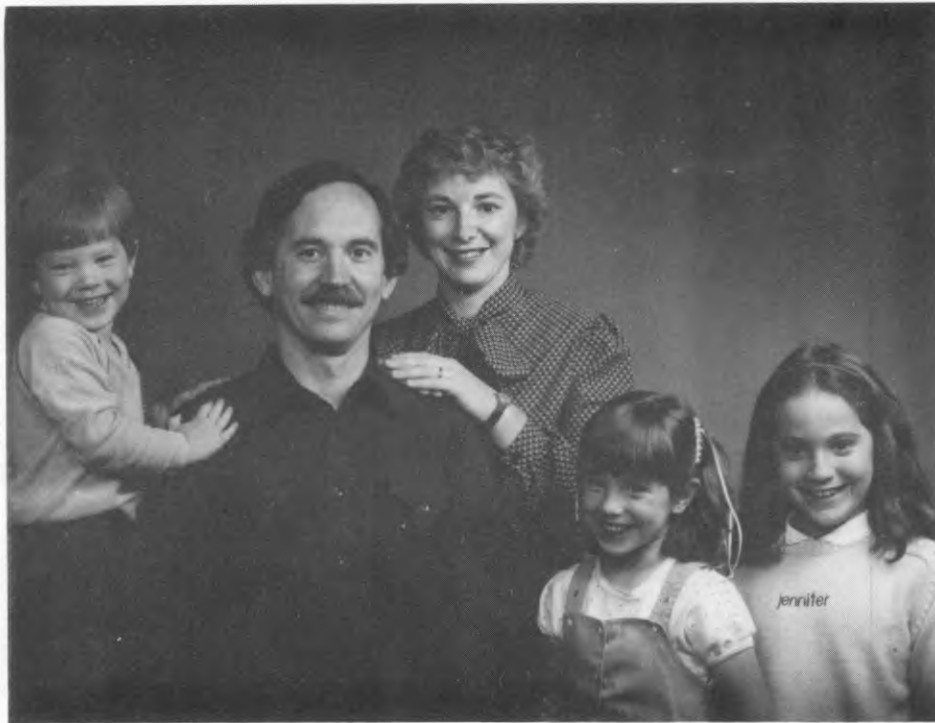
Cindy Sloan about 1982



Julie Sloan Beaver - 1984



Tricia Sloan - 1982



Sam, Jr. and Lyn with our grandchildren
Nathaniel, Katy and Jenny



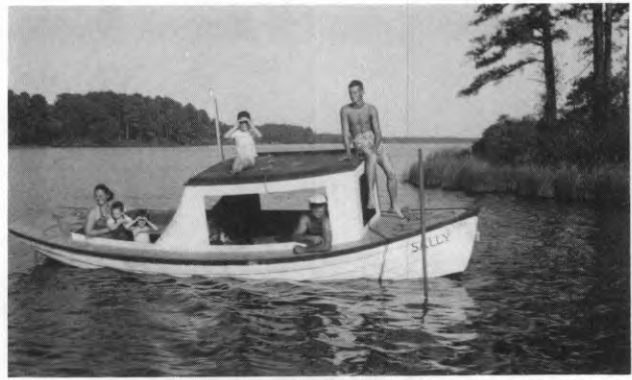
Serge and Sara Trotter - 1982



Our grandsons Nye and Aaron Trotter - 1983



Son Henry about 1977



"All Aboard"
The old Sally boat - 1953



Reunion 1980
Jack, me, Sammy with Jenny, Serge, Sara and Aaron,
Tricia, and Lyn with Katy and Nathaniel



Farmhouse - 1983



Amie and I, picnic at
St. Augustine - 1980



Thanksgiving Dinner with me, Henry,
Dan, Joy and Mary Anderson - 1983



Cape Henlopen Giant Trout - 1980



"The Ancient Mariner" - 1984

