

Reserve at Pilottown HOA Board Minutes

April 18, 2025

Present: Karen Fleck, Beth Wells, Larry Firment

Guests: Michael Tupman, Tim Ritzert

The HOA Board met with City of Lewes Councilman Tim Ritzert to discuss the upcoming fiber optic project. This was prompted by Michael Tupman who noticed paint markings on his lawn and street in front of his house.

Tim explained that fiber optic cable will be installed city-wide by the by Glo-Fiber, a subsidiary of Shentel, to give homeowners another option for Wifi, TV, telephone, etc. This is being done in phases; Pilottown Village is part of Phase 1. Other BPW utility work is ongoing in Pilottown Village necessitating open digging. This is not due to the fiber optic cable work. Signs were placed at the entrances to the Reserve at Pilottown by Glo-Fiber to alert Pilottown Village homeowners who pass through the Reserve to get to their homes.

The Reserve at Pilottown is not part of Phase 1 and will be included in a later phase. Our neighborhood has not been assigned a phase and no date has been set for the work to commence in The Reserve.

What is being installed by Shentel/Glo-Fiber is the infrastructure or “backbone” cables. Cables will only be run to an individual home if the homeowner subscribes to the fiber optic service. When work begins in the Reserve at Pilottown in the future, the main backbone cables will be placed underground using directional boring. Small access holes will be dug in set intervals in the utility easement which runs 10 feet from the curb into homeowners’ front yards. Hydropressure sends the cables underground to the next access hole. Small ground level boxes will be placed above cable junctions. These are similar to irrigation boxes that many homeowners currently have. Tim said there should be no damage to our landscaping.

Karen Fleck asked that she be informed prior to work starting in the Reserve so the HOA can alert the homeowners. The contractor will also send out postcards to each homeowner plus hang tags on front doors alerting residents that the work is about to begin.

As it was explained to us, the steps in the installation process are as follows:

- 1) Shentel/Go-fiber contract with Miss Utility to mark existing utility lines (electric, gas, etc) on the street and within the 10 foot easement.
- 2) The contractor will capture the marks and develop the design/engineering plan.
- 3) When this is finished, they file for a permit with the city. It is at this point we should be notified by the city. Plans will also be posted to the city website.
- 4) Once the permit is granted, Miss Utility will refresh the markings.
- 5) Installation should begin no more than 14 days post the second marking.

Tim assured us that Shentel has a good reputation. They clean up after themselves and restore the lawn or landscaping over the holes they dug.

Tim did not know why there are markings in front of Michael Tupman's house since the Reserve at Pilottown is not part of the current project.

The meeting was adjourned.