



# BREAKWATER ESTATES Homeowners Association

# NEWS

AUGUST 2019

HPS Phone: (302) 227-7878 ● Board Email: [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com) ● Website: <https://bwehoa.com>

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## Getting Access To Our Websites

Breakwater Estates has two websites of interest. Our local, homegrown site is [www.bwehoa.com](http://www.bwehoa.com), which contains useful links and community information.

The HPS Management website contains community news and the HOA fee payment mailing information, a payment portal option and the mailing address. For more information visit HPS at [www.infohoa.com](http://www.infohoa.com).

## Board of Directors Election

- **President:** MJ Melah
- **Vice President:** Bill Bonn
- **Secretary:** Brian Eichenlaub
- **Treasurer:** Nichole Davick

## Members at Large:

- Mike Forry
- Lana Warfield
- Karen McGavin



## Proposed Covenant Amendment



At the June 8, 2019 Annual Meeting there was some confusion concerning a proposed covenant change. The following information should help clarify this important proposal prior to taking a new vote in January 2020. This time we will establish a voting deadline of February 15th 2020. All votes for this amendment must be received by the deadline. If we do not receive a vote from you by February 15th, we will consider your vote closed and will not extend the voting deadline. As always, your vote can be made by regular mail or by email to HPS, or just hand your ballot to one of your Board of Directors. This is an important amendment designed to positively impact all homeowners in our community for years to come. Please take time to review the information. We want to ensure your vote is counted!



Board of Directors new email address:

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

## Amendment Background

Breakwater Estates has three types of homes.

- Single wide and double wide Class C manufactured homes (those on permanent block foundation).
- Modular homes (those homes built with the same Sussex County building codes as stick-built homes). All of these are on block foundation and are built off-site as stick-built homes.
- Stick-built homes totally built on site to Sussex County Building codes.



## Proposed Covenant Impact to Homeowners

### 1. New homes:

All new homes constructed within Breakwater Estates shall be "stick-built on site" or a modular home "stick built" in sections off-site and assembled on-site. Manufactured homes, mobile homes, double wide, triple wide, and/or any home with a metal frame or chassis, with or without wheels, or which has a motor vehicle title or requires a "Class C" rating from Sussex County shall not be permitted.

### 2. Existing homes/current owners:

In the event of casualty damage by any natural cause, such as fire, wind or flood, to an existing home, which renders a home uninhabitable\* the following situations apply. If the lot owner took title to their lot prior to the approval of this amendment, then the lot owner has the option to replace their manufactured or mobile home with a new manufactured or mobile home so long as it otherwise complies with the restrictions. After the covenants are accepted and enacted, the next homeowner, including heirs, shall be required to replace any home in accordance with the new home covenant restrictions.

\* A home shall be considered uninhabitable if the cost to repair the casualty damage exceeds fifty percent (50%) of the home's fair market value at the time of the casualty or if deemed uninhabitable or non-repairable by any governmental agency, or by the insurance company that insures the home.

If you have any questions or concerns regarding this Covenant Proposal please let us know. You may send your questions to our new email address: [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com).

## Maintenance

Many thanks to Matt's Paving for a good job of resealing and repairing cracks. With weather being hard to predict, there were many changes in their announced "days" for tarring, but we all took it in stride. The roads look superb.



Wire grass - Residents will notice we have been wire grass edging our roads once or twice a year. This has contributed to the integrity of our roads, keeping the edges from deteriorating. Thanks to those residents who routinely remove grass from the foot of their driveways that may otherwise compromise our roads with unnecessary cracking.

New STOP signs and posts - We have replaced a few of our old faded STOP signs to make them more visible. Please heed these signs with a full stop. Also, we replaced the sign posts with new vinyl white posts with an improved appearance. The posts hopefully will last longer.

Mailbox area - We have also repainted the mailbox canopy and installed a new bulletin board. There is a lock on the bulletin board so if you wish to post anything please send the request to [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com). Many thanks to our previous board officers for spearheading these improvements.

## Reminders

- Email - Please ensure your email is up to date. Send your updated email address to [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com). Many of our communications go out by email, saving the community hefty mailing fees.
- Recycling - dates are every other Monday. All recycling dates are listed on the our website [www.bwehoa.com](http://www.bwehoa.com)

- **Dogs** - All dogs should be leashed when walking the neighborhood and please remember to pick up after your pet.



- **Yard upkeep** - Thanks to all our residents for keeping up with mowing and trimming. This helps with critters and unwanted insects. Also, be aware of standing water on your property that might attract mosquitoes.
- **Street lights** – if you see a non-working street light please notify HPS or Delmarva Power. Simply inform them of the street light number which can be found on the pole.
  - \* Hector Justiniani at HPS, [Hector.Justiniani@hpsmanagement.com](mailto:Hector.Justiniani@hpsmanagement.com) or call (302) 227-7878
  - \* Delmarva Power, <https://delmarva.streetlightoutages.com/public/default.html>
- **Trash Cans** - If you do not live here full time, please make arrangements with your neighbor(s) to pull your trash can from the street after pick up. The reasons are two-fold:
  - \* Our restrictive covenants do not allow for trash cans to be left out more than 24 hours, and
  - \* It advertises that you are not home, which can be an invitation to thieves. If you see a trash can left out after pick up, please be a kind neighbor and put it back. It is little kindnesses like this that make BWE such a great neighborhood!
- **Speed limit** - We all need to remind one another to heed the 18 m.p.h. speed limit.
- **Bulletins** - Be sure to check the bulletin board by the mailboxes. We will have announcements and reminders posted.
- **Part-time residents** - Remember it is a good idea to have a neighbor keep an eye on things for you.
- **Landlords** - If you are renting out your home, please remember you are responsible for what your renters do.

## Violations & How to Avoid Them

No one wants to receive a letter about restrictive covenant violations and we want to help you avoid receiving one. Here are the top offenses: Parking on the grass, failure to mow, and stone driveway problems.



These are so easy to correct. If you haven't looked at your restrictive covenants recently, perhaps now is the time for a review. Please keep in mind that all improvements, including fences, sheds, additions, garages, etc. have strict guidelines and need approval. The covenants also govern recreation vehicles, boats, commercial vehicles, campers and trailers. For example,

- Your car(s) should always be parked in your driveway, never on the street, in your yard or on the grass. If your driveway isn't wide enough to accommodate all your vehicles, you need to enlarge it or make other arrangements.
- Owners with stone driveways must keep them clean at all times. This means not only killing weeds, but removing them from the driveway by pulling or raking them out. Your driveway must also have defined edges and be completely filled with stone—no bare spots.
- Homeowners are required to mow at least every two weeks between April and November; more often as needed. If you are a part-time resident or your home remains unoccupied for a period of time, be sure that you have mowing and trimming done on a regular basis. When the home appears occupied, it discourages intruders. It's a security measure for yourself and your neighbors.

## Condolences

We are sad to announce the passing of Jane Deale of 7 Breakwater Drive. She and Buck have been longtime residents here. We are also sad to announce the passing of Ernie Kunz of 26 Rusty Anchor Drive. Both will be missed.

If residents wish to mention any personal news that might be of interest to our neighbors or suggest any community improvements, please let the board know at [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com).