



BREAKWATER ESTATES Homeowners Association

NEWS

FEBRUARY 2020

HPS Phone: (302) 227-7878

Board Email: bwehoabod@gmail.com

Website: <https://bwehoa.com>

In This Issue

- Proposed covenant amendment
- Reminder: Waste Industries contract
- Moving forward
- Friendly Reminders

Board of Directors

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

Members at Large:

- Mike Forry
- Lana Warfield
- Karen McGavin

Board of Directors email address:

bwehoabod@gmail.com

Proposed covenant amendment and voting information



Ballots were sent to the community in early January for the proposed covenant amendment. Thank you to those who already voted! For those who have not yet voted the deadline is **February 15, 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. We want to ensure your vote is counted!

Amendment Background

Breakwater Estates has three types of homes.

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

Proposed Covenant Impact to Homeowner



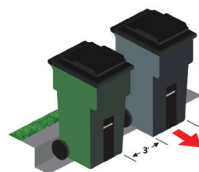
- **New homes:** All new homes constructed within Breakwater Estates shall be “stick-built on site” or a modular home “stick-built” in sections off-site and assembled on-site. Manufactured homes, mobile homes, double wide, triple wide, and/or any home with a metal frame or chassis, with or without wheels, or which has a motor vehicle title or requires a “Class C” rating from Sussex County shall not be permitted.
- **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 regular covenant restrictions. After the amendment to the covenants is 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.*

Reminder: Waste Industries contract effective November 1st

The BWE board of directors signed a contract with Waste Industries for a lower rate of \$19.00 per month for their trash collection.

We encourage anyone who does not already have Waste Industries to enroll with them for their trash collection.



By having one trash collector, we will save wear and tear on our roads. **Note:** Waste Industries has merged with GFL and NEW customers may receive trash bins with a GFL logo.

Contact Waste Industries Monday through Friday 8:00-5:00 at (302) 934-1364 or www.wasteindustries.com/contactus to setup your service.

Moving Forward

- Breakwater Estates board of directors signed a resolution changing from fiscal year, July 1st, to calendar year as of January 1, 2020. There is no impact on your HOA dues payment date.
- The board has retained law firm PARKOWSKI, GUERKE & SWAYZE, P.A. to assist the community with legal questions and issues.
- Please ensure your email is up to date. Late last year a home was damaged in a wind storm and the board had no contact information for the absentee owner to notify him. The board was able to finally locate him using Internet address searches.
- Send your updated email address to bwehoabod@gmail.com. The majority of our mailings are sent via email, saving the community hefty mailing fees.
- Did you know? The US Postal Service offers free ‘Informed Delivery’ to all postal customers. Informed Delivery notifies you of your daily mail and packages by email each morning. To sign up, visit: <https://informeddelivery.usps.com/box/pages/intro/start.action>
- If **you** have anything to share with the BWE community please notify the board by email or snail mail. We can include your news in the quarterly newsletter or post it to the bulletin board at the mailboxes.
- The BWEHOA website offers a link for sale items. Visit <https://bwehoa.com> and create a new listing under the ‘Let’s Talk’ tab.

Save The Date!

The BWE annual meeting is scheduled for June 20th at 9:30 a.m. at the Lewes Library. Please attend!



Reminders: ARC (Architectural Review Committee) guidelines.



If you are making improvements on your property you must submit an ARC. Article 4 of the HOA covenants document outlines all restrictions and external appearance guidelines. The covenant document and the Sussex County building and permits document are under the 'documents' section of the <https://bwehoa.com> website. If you are unsure if your improvement requires an ARC, please contact HPS at (302) 227-7878.

Instructions

Download the application from the HPS Portal at www.infohoa.com or contact HPS at (302) 227-7878. Once you successfully log into your account, go to the "Documents" tab in the top right-hand corner, then "Community Information" and the application is listed as "BKE - Application for Exterior Alteration."

Email: bwehoabod@gmail.com

Mail: Breakwater Estates c/o HPS P.O. Box 1056
Havre de Grace, MD 21078

Friendly Reminders



- **Parking** - Your car(s) must always be parked in your driveway, never on the street, in your yard or on the grass.
- **Recycling** - dates are every other Monday. All recycling dates are listed on the our website <https://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.
- **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.