



BREAKWATER ESTATES Homeowners Association

NEWS

JULY 2020

HPS Phone: (302) 227-7878

Board Email: bwehoabod@gmail.com

Website: <https://bwehoa.com>

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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

Annual Meeting

The homeowners' annual meeting was rescheduled for October 10, 2020, due to the COVID-19 virus. The meeting will be held in the Lewes Public Library at 9:30 a.m., pending the library reopening. If we are unable to attend in person, arrangements will be made for a virtual annual meeting. Instructions for attending the virtual meeting will be provided, if needed. Please attend! If you are unable to attend, we ask you to submit a proxy so your vote is counted. The annual meeting packet will be mailed via USPS on September 10th. If you have questions, please email the board at bwehoabod@gmail.com or contact one of your board members.



Board Meeting

Breakwater Estate's board members continue to meet quarterly, and in light of the COVID-19 restrictions, are meeting virtually.

Covenant Amendment

The Seventh Amendment to the Breakwater Estates Covenants was approved and recorded with Sussex County on May 14, 2020. Homeowners voted 58 For, 17 Against, and 17 not voting. The amendment changes the building requirements for new homes and existing homes in our community. The 7th amendment is posted on the Breakwater Estates website, under HOA documents, Covenant & Organizational Docs.



Board of Directors email address:

bwehoabod@gmail.com

<https://bwehoa.com/wp-content/uploads/2020/06/Seventh-Amendment.pdf>

Amendment Background

Breakwater Estates has three types of home.

- 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.

New 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.

Wiregrass Abatement

The wiregrass was sprayed at the end of June. An additional treatment is scheduled for September 2020.

Fiscal Year Change

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.

Breakwater Estates and HPS Websites

The BWE website address is <https://bwehoa.com>. Our website includes HOA documents and community news.

The HPS website address is www.infohoa.com. The HPS website includes contact information for HPS and a Chat Box to reach an HPS agent, online. Additional information includes, the ARC (Architectural Review Committee) application form, HOA payment address information, and offers payment options for eChecks or credit card payments. Please note: if you choose to pay using eCheck or credit card there is a \$4.95 service fee. Payments can still be made by snail mail or using Bill Pay through your own bank.

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 or email them at Admin@infoHOA.com



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: Admin@infoHOA.com

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

Friendly Reminders



- **Waste Industries** - In November we signed a new contract with Waste Industries, a GFL Company, for a lower rate of \$19.00/month. We encourage anyone who does not already have Waste Industries to contact them for our lower rate at (302) 934-1364.
- **Feral Cats** - The board has received several complaints regarding the feral cat population in our community. Please do not feed stray cats as they can often spread disease.
- **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 burglars. 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** - The current newsletter is posted on the bulletin board by the mailboxes. If you wish to post an announcement, such as a garage sale or lost pet, please notify one of the board members.
- **Part-time residents** - Remember it is a good idea to have a neighbor keep an eye on things for you when you are away.
- **Landlords** - If you are renting out your home, please remember you are responsible for what your renters do.

