



BREAKWATER ESTATES Homeowners Association

NEWS

NOVEMBER 2020

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Board Email: bwehoabod@gmail.com

Website: <https://bwehoa.com>

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- Lana Warfield
- Karen McGavin

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Annual Homeowners Meeting

The virtual annual meeting, held on October 10th, was a great success. Thank you to all who participated! We will post the meeting minutes on the <https://BWEHOA.com> website once the minutes are completed. As

a result of the meeting the board has reached out to the Delaware Department of Transportation (DelDot) for an update on the widening of Munchy Branch Road to include a pedestrian/bike lane.



Google Meets

Munchy Branch Road Update

In January 2020, the department had a field meeting with Representative Schwartzkopf to discuss Munchy Branch Road. Since the residents along Munchy Branch Road were not in favor of the initial concept for a 10' shared-use path with a 5' wide buffer from the edge of road and open ditch/swale due to the property impacts, other options were discussed. Based on that meeting the following was determined:



- Only Phase 1 will move forward which will be from Parsonage Road (the diagonal road behind the furniture store) to Field Lane/Shady Ridge Road (the intersection with the new 4-way stop).
- The facility (non-motorized sidewalk/path) has been revised to an 8-foot wide shared-use path. Previously it was 10-feet wide.

- The shared-use path will still be on the southeast side of Munchy Branch Road (the BWE side of the street) to reduce utility and drainage impacts.
- The typical section from centerline of road is 10-foot wide travel lane, 2-foot wide shoulder; vertical curb; 8-foot wide shared-use path.
- Within the project limits there will be a closed drainage system on the shared-use path side only (no open ditches/swales).
- The preliminary plans were distributed for internal review October 23rd, with comments being requested no later than November 20th. In the meantime, DelDot will begin scheduling a Public Workshop. It is anticipated being held in November/December. Due to the pandemic this workshop may need to be virtual, but nothing has been determined at this time. The notice will be posted on the DelDOT website www.DelDot.gov, and local newspapers. The workshop will give the public a chance to review the revised scope and to provide questions and/or concerns they may have. As of now DelDot anticipates to have the plan approved in April 2021, but that subject to change.



Also note the following specifics:

- 20 Rusty Anchor is waiting for the bank (this home went to foreclosure) to rectify a mistake they made and should settle before the end of the year.
- 2026 N. Ramblewood in Fieldwood is interesting because it was sold in March as a foreclosure and sold for \$141,500 - which was over the asking price of \$135,000. Whoever purchased it did some renovations and relisted it in August for \$280,000. It was under contract in one day and settled at asking price October 5th.
- 115 Shady Ridge has an in-ground pool (a suddenly very popular item since COVID), it was under contract in less than a week and settled September 25th for \$4,000 over the original list price of \$315,000.
- 2002 N. Ramblewood, in Fieldwood, was sold with a 2-Bdrm single-wide mobile on it which has already been torn down and a new home will be built there. It sold for \$5,000 over asking price in one day of being listed.
- 114 Shady Ridge is a single-wide mobile.

As you can see, there is interest and activity in our area and that does not include the new McKinney's Grove where homes are starting at \$494,000. Nor do they include the 2 on Munchy Branch that sold recently (one was a Modular the other a stick built with an in-ground pool).

Summary of Real Estate Activity courtesy of Lana Warfield

The information and chart that follow includes a brief summary of activity in our Munchy Branch corridor of similar homes to ours in BWE. They are all manufactured homes on land without lot rents and include our community as well as Fieldwood, Shady Ridge, Kyrie Estates, Piney Glade and Tru-Vale. All of the activity is in the last 6 months.

The symbol in the first column of the chart is the status: **ACT** means For Sale currently, **A/C** means active under contract meaning the sales agreement has some contingencies such as financing and inspections typically. **PND** means it is Pending and the contingencies have been satisfied and it is just in waiting to settle, and **CLS** means it is Sold and Settled.



Property Summary

#	Street Address	Bds	Bth	Sqft	List Price	Closed Price	Conc	Closed Date	DOM
ACT	2007 Ramblewood Dr N	4	2 / 1	0	\$295,000				15
A/C	18612 Fir Dr	3	2	0	\$325,000				32
PND	20 Rusty Anchor Dr	3	2	0	\$136,500				15
CLS	2026 Ramblewood Dr N	4	3	1,568	\$280,000	\$280,000	\$0	10/05/2020	1
CLS	406 North Dr	3	1	0	\$244,900	\$230,000	\$0	09/25/2020	31
CLS	115 Shady Ridge Dr	3	2	1,584	\$315,000	\$319,000	\$0	09/25/2020	6
CLS	36417 Fir Dr	4	2	2,500	\$299,000	\$289,000	\$0	08/28/2020	4
CLS	504 1st St	3	2 / 1	0	\$249,900	\$254,900	\$0	09/14/2020	25
CLS	2002 Ramblewood Dr N	2	2	0	\$145,000	\$150,000	\$0	08/10/2020	1
CLS	114 Shady Ridge Dr	3	2	0	\$199,000	\$185,000	\$0	10/02/2020	66
CLS	18647 Fir Dr	2	2	0	\$300,000	\$285,000	\$0	07/30/2020	4
CLS	105 Munchy Ct	3	2	1,700	\$259,000	\$250,000	\$500	07/01/2020	3
CLS	36191 Field Ln	2	2	952	\$199,900	\$195,000	\$0	07/03/2020	4
CLS	2030 Ramblewood Dr N	3	2	1,700	\$231,125	\$231,125	\$3,500	06/26/2020	7

Breakwater Estates and HPS Websites

The BWE website address is <https://bwehoa.com>. Our website includes HOA documents and community news and a "for sale" section. The HPS website is www.infohoa.com. Their phone number is 302-227-7878.

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 at Admin@infoHOA.com.

Instructions

Download the application from the HPS Portal at www.infohoa.com and email it to HPS at Admin@infohoa.com.

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

Local Websites

Here are a few websites offering local news and neighborhood communication. The Local Buzz offers updates on businesses and festivals in the area, the Foodie Digest reviews and promotes Rehoboth Beach dining. The Next-Door website is where communities come together to greet newcomers, exchange recommendations, and read the latest local news.



The Local Buzz - Bee in the Know -
<https://www.facebook.com/BuzzTheBeach>



Foodie digest -
<http://www.Rehobothfoodie.com>



Next Door Wolfe Neck -
<https://nextdoor.com/>

November Homeowner's Recipe

We invite homeowners to share their favorite recipes in our newsletter. Please email the board with your suggestions. To start things off, here is **Barb's Famous Brownie recipe!**

3/4 cup butter or margarine, melted
1 1/2 cups of sugar
1 1/2 teaspoons vanilla
3 eggs
3/4 cup unsifted all-purpose flour
1/2 cup Hershey's cocoa
1/2 teaspoon baking powder
1/2 teaspoon salt

Optional - chopped snickers bars, walnuts, chocolate chips

Directions:

Blend melted butter or margarine, sugar and vanilla in a mixing bowl.

Add eggs; beat well with a spoon.

Combine flour, cocoa, baking powder and salt.

Gradually add to egg mixture until well blended.

Spread in a greased 8-inch square pan.

Bake at 350 degrees for 40 to 45 minutes or until brownie begins to pull away from edges of pan.

Cool; cut into squares.



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.

- **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. Please make sure your tenant receives and accepts the community HOA documents, before or when the lease is signed.

The holiday season is upon us!

Please remember the needy.
Local soup kitchen and food bank are:

Just Sooup Ministries



www.jusstsooup.org

18483 Cool Spring Road,
Milton DE 19968
(302) 644-8113

Food Bank of Delaware



<https://www.fbd.org/>

Milford Branch
1040 Mattlind Way
Milford, DE 19963
(302) 424-3301

