



BREAKWATER ESTATES Homeowners Association

NEWS

FEBRUARY 2021

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

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- Mike Forry
- Lana Warfield
- Karen McGavin

A Note from the President



“ Hello, Happy New Year!

I hope all is well with you and your family. This is just a short reminder of the communication venues available to you. These venues were created as a convenience to the Breakwater Estates Community.

BWEHOABOD@gmail.com is our email account that can be used to ask questions of the Board or provide information or feedback to the Board.

BWEHOA.com is our website where you can post items for sale, check out what's going on in our community and town, read the meeting minutes, check for recycle dates or use links provided for HPS, local weather and traffic.

INFOHOA.com is the HPS Portal where you can pay your HOA bill and view or print our HOA Documents. If you have any suggestions or recommendations to better our community, please use these sites to let us know. No need to wait until the Annual Meeting to let us know your thoughts. We will answer you as soon as possible.

Thanks for reading our Newsletter! We hope you enjoy it. Stay Safe.

MJ ”

Financial Audit

The board is planning a financial audit of Breakwater Estates. We hope to have the audit agreement signed in the near future. Audits for HOAs are routinely done every five years or so.



COVID Vaccine

The COVID vaccine is available. The link FOR DELAWAREANS 65 YEARS OR OLDER: Requests for appointments for Delaware Division of Public Health vaccination events are now being taken at <https://vaccinerequest.delaware.gov/>

It is highly recommended the online system be used, but those without computer access may call the COVID-19 Vaccine Call Center at 1-833-643-1715 and a call center operator can assist you in making the initial request.

Beebe Healthcare is also offering the vaccine. To register for the vaccine in Phase 1b or sign up for the vaccine waiting list, please visit Beebe's website, www.beebehealthcare.org/covid-19vaccine

Additionally, Walgreens and Rite Aid are offering vaccine appointments.

ALDI is coming!



ALDI is moving into the vacant Kmart space. We don't know the timeline yet, but it is good news for our community. ALDI partners with a wide variety of growers – including some local farmers – to offer a wide variety of fresh, in-season produce, including organic fruits and vegetables. From USDA Choice meats to gluten-free and organic foods, ALDI is committed to bringing shoppers the highest-quality products at the lowest possible prices.

For those of you unfamiliar with ALDI, attached is a link to their website, <https://www.aldi.us/>

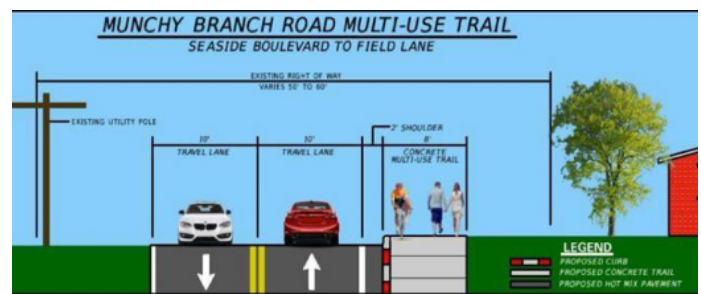


Munchy Branch Multiuse Trail

Cape Gazette published an article, January 19th, with updates on the Munchy Branch multiuse trail. The Munchy Branch multiuse trail's first phase is to provide safer bicyclist and pedestrian access along Munchy Branch Road near Rehoboth Beach. It is expected to begin construction this fall.



Phase 1 of the project includes a 2-foot shoulder, curbing and an 8-foot concrete sidewalk/multiuse trail along the eastern side of the road from Seaside Boulevard to Field Lane, with a tie-in to an existing sidewalk leading to Route 1. The existing road will be milled down and overlaid with new pavement. Eventually, in two other phases as funding becomes available, the shoulder, curb and sidewalk will be extended the length of Munchy Branch Road to Wolfe Neck Road. Phase 1 is expected to be completed by the end of 2021. Use this link to read the story, <https://www.capegazette.com/node/214199>



Community Fines

The board plans on creating a community fines resolution this year. More details to follow in a future newsletter. As you may be aware, Breakwater Estates has always had a system of fines in effect for the good of the community to make sure we all comply to keep BWE a neat and desirable neighborhood. In many cases, management will issue a warning first. After that, or after repeated offenses, the fine will be assessed by the association.



Lana's Summary of Real Estate Activity

The information and chart below includes a brief summary of all the activity since 10/17/2020 in our Munchy Branch corridor. 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.

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." *Note: The sale price does not become public until settlement occurs.*

Breakwater Estates

9 Beacon Drive: The owner completed an extensive renovation of their home, interior and exterior, including all new flooring, appliances and counters, tankless water heater, encapsulated crawl space and decking/siding. It was listed for the highest price in our Breakwater history at \$349,750. The home went under contract in 2 days and settled on January 16th for \$351,000.

5 Lightship: This home was listed at \$279,900 on December 26th. Under contract in 8 days and is due to settle at the end of March.

21 Lighthouse: Was listed January 11th for \$324,900.

20 Rusty Anchor: This home has been under contract since spring 2020. The delay is due to the bank foreclosure process. We hope to close at the end of February. The very patient buyers are anxious to get started on fixing up this home.

Fieldwood

2007 Ramblewood Dr N: This home was an active listing in the last newsletter and is under contract after 19 days on the market. It is scheduled to settle on February 1st.

2002 Ramblewood Dr N: This home sold for \$150,000 and the buyers demolished the old mobile. They are in the process of building a new modular cape cod style home with a sunroom and 2 car-garage.

Shady Ridge

133 Shady Ridge: Listed at \$289,000 and was under contract in 7 days and settled on December 21st for \$277,500.

Kyrie Estates

18612 Fir Drive: Listed for \$325,000 and settled on December 11th for \$290,000.

Tru Vale Acres

410 South Drive: Listed for \$279,000 and was under contract in 3 days.

I am pleased to report that interest and activity remain steady for homes in our area. In my 20 years as a realtor here, I have not seen this kind of activity. Based on the sale of 9 Beacon Drive, investing in updates and upgrades for your older home with features important to today's home buyers may well be a great investment!

Property Summary

S	Street Address	Bds	Bth	Sqft	List Price	Closed Price	Conc	Closed Date	DOM
ACT	21 Lighthouse Dr	3	2	1,344	\$324,900				13
A/C	410 South Dr	3	2	1,620	\$279,900				3
PND	5 Light Ship Dr	3	2	1,456	\$279,900				8
PND	2007 Ramblewood Dr N	4	2 / 1	0	\$295,000				19
PND	20 Rusty Anchor Dr	3	2	0	\$136,500				15
CLS	9 Beacon Dr	3	2	1,456	\$349,750	\$351,000	\$0	01/15/2021	4
CLS	133 Shady Ridge Dr	2	2	0	\$289,000	\$277,500	\$0	12/21/2020	7
CLS	18612 Fir Dr	3	2	0	\$325,000	\$290,000	\$0	12/11/2020	32

Annual Meeting

The Breakwater Estates annual meeting is scheduled for October 9th, tentatively in the Lewes public library. Details forthcoming closer to the meeting date.



HPS Website

The HPS website now houses all documentation for Breakwater Estates. <https://www.infohoa.com>

Documents

- Budget
- Bylaws
- Certificate of Incorporation
- Community Forms
- Community Information
- Community Newsletter
- Declaration
- Emergency Preparedness
- Insurance Current
- Key Service
- Meetings

If you are not already registered for the Portal account system, here is how to register:

- Go to www.InfoHOA.com.
- Click on "My Association Portal".
- Select "Register" in the top right corner.
- Fill out the online form with your information.

Once a member of the HPS Customer Service Team verifies you are the legal homeowner for the address submitted, you will receive an email to the email address you provided to set-up a password for the secure online portal. If you have any questions, please email Admin@InfoHOA.com.

If you are considering selling your home, please visit the HPS website at <https://www.infohoadocs.com/> to obtain the HPS resale package. Note: HPS charges for the package and payment is negotiated between the buyer and seller at the sale.

The package includes:

- Certificate of Account Standing (Payoff Statement)
- Articles of Incorporation
- Declaration(s)
- Bylaws
- Easement(s)
- Agreement(s)
- Resolution(s)
- Annual Adopted Budget
- Insurance Accord(s)

- Rules and Regulations
- Community Forms
- Association Disclosures
- A disclosure if known violations exist on the property
- Approved meeting minutes for the last six months.

February Homeowner's Recipe

We invite homeowners to share their favorite recipes in our newsletter. Please email the board with your suggestions.



Vegetable Turkey Chili

- 1 large onion, chopped
- 2 cloves of garlic minced
- 1 tablespoon olive oil
- 1 pound ground turkey
- 1 28 oz canned tomatoes
- 2 tablespoons tomato paste
- 3 15.5 oz cans of kidney beans (light and dark)
- 2 teaspoons jalapeno chili, chopped

- 1 cup diced green pepper
- 1 cup corn kernels (fresh or frozen)
- 1/2 cup diced celery

- 2 tablespoons chili powder
- 2 1/2 tablespoons brown sugar
- 1 tablespoon ground cumin
- 1 1/2 teaspoon oregano
- 1 teaspoon salt (or to taste)
- 2-3 oz dark chocolate

Toppings:

- 3 green onions, chopped
- Grated cheddar cheese
- Sour cream

Sauté oil, onion and garlic in a Dutch oven, until vegetables are softened. Add the ground turkey and brown it, stirring occasionally. Add the tomatoes, tomato paste and the seasonings items and simmer, covered for about 30 minutes. Add the kidney beans, jalapeño peppers, green peppers, carrots, corn and celery and simmer 20 minutes.

Optional: Serve with a dollop of sour cream, grated cheddar cheese and chopped green onions.

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 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.

Rehoboth Beach Dolle's Sign

Our landmark 1926 Dolle's sign on the boardwalk may be removed or relocated to Dolle's new location 100 feet west on Rehoboth Avenue. Recently, Commissioner Byrne has voiced his strong support for keeping the sign in town. Let's hope so! Time will tell.

