



BREAKWATER ESTATES Homeowners Association

NEWS

AUGUST 2021

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:

- Lana Warfield
- Karen McGavin
- Lisa McFate*

*Thank you Lisa for assuming Mike's role on the board.

Annual Meeting



The Breakwater Estates annual meeting is scheduled for October 9th at 9:30 a.m. We will hold the meeting virtually again this year. The board will send the meeting materials to homeowners by September 9th, in accordance with our bylaws. There will be an election of seven directors to the board. If you want to serve on the board or nominate someone else, please return the nomination form printed on the back of the proxy. Please remember to send in your proxy before the meeting. The proxy and instructions will be in the meeting materials. If you have any questions regarding the annual meeting, please contact the board at bwehoabod@gmail.com.

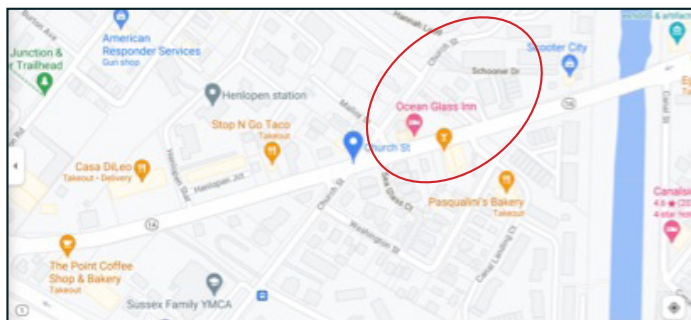
Draft meeting minutes from the 2020 annual meeting are posted for your review on the BWE website <https://bwehoa.com>. We plan to post draft October 2021 minutes on the website by January 2022.

New Bike Configuration Downtown Rehoboth

State and city officials celebrated the completion of a trail extension for the Junction & Breakwater Trail outside Rehoboth Beach with a ribbon cutting June 25th. Located just west of the city, the new extension allows bicyclists and pedestrians to navigate from



Rehoboth Avenue to Canal Crossing Road. Before the completion of the extension, walkers and bicyclists had to navigate a tricky intersection at Church Street to remain on the trail. The connection is a 10-foot-wide asphalt path leading to a two-way buffered bicycle lane along Rehoboth Avenue extended to Grove Park within the city. The work also included paving, concrete sidewalk, signage, striping, site amenities and fencing.



Aldi Update

It may not look like it, but ALDI's construction is well on its way to completion. We still don't know when they will open, but Aldi is actively hiring staff, which is a good sign! Attached is a link to their website, <https://www.aldi.us>.



Traffic cameras on Coastal Highway

There are 4 new traffic cameras on the Community Bank properties in Lewes and Rehoboth Beach. They are handy to use when determining how heavy traffic is during this congested summer season! Go to <https://www.debeachtraffic.com>. This website, along with the 2 webcams downtown (Jack Lingo and Atlantic Sands) are posted on our BWEHOA website for your convenience: <https://bwehoa.com>.

DelDot Electronic Red Light Safety Program (ERLSP)

Sussex County has 5 cameras for the video enforcement of red-light running violations. The specific locations are:



- Route 1 at Munchy Branch Road/Miller Road
- Route 1 at Old Landing Road
- Route 1 at US 9/Savannah Road
- US 13 at Road 40/Redden Road
- US 113 at Route 20

Under the program, the fine for a violation is \$137.50 and is sent to the registered owner of the vehicle. Unlike traditional violations cited by a police officer, the camera violations are considered a civil offense not a criminal one. Because of this, the violation and fine will not impact a motorist's insurance rate or accumulate points on their driving record.

Summary of real estate activity in the Munchy Branch corridor - courtesy of Lana Warfield

The information and chart that follows includes a brief summary of activity in our Munchy Branch Road corridor of similar homes to that of ours in BWE. They are all manufactured homes on land without lot rents and include our community as well as Fieldwood, Shady Ridge, Tru-Vale, Piney Glade and Kyrie Estates. All activity is since January 23rd, 2021.

In my 20 plus years here, I have never seen such a crazy real estate market. It is a seller's market because inventory and interest rates are very low.

Buyers are making cash offers over the list price and waiving important items like home inspections and making offers sight unseen. I have been a realtor in this area since early 2002 when it was a very brisk market. I also lived through the down turn of 2008, watched the market slowly improve, the pace of new construction sky rocket and price changes. If you are thinking about cashing in because the prices are up and you could enjoy a tidy profit, think long and hard and be sure to have a plan of where to go before you decide to sell.



Our Summary of activity in this issue shows what has occurred since January 23rd of 2021. Let me begin close to home with activity in our community.

Breakwater Estates

20 Rusty Anchor Drive - This home has been under contract since Spring of 2020. It was a Foreclosure and due to delays and glitches in the foreclosure process this home still sits vacant. The Buyers want to fix it up and I know once it settles, it will look far better. Recently, there has been some progress and there may be a solution to bring this to Settlement.

21 Lighthouse Drive - This home was listed in January for \$324,900, briefly taken off the market, and listed again for \$312,500. In February, it was reduced again and eventually settled May 21st for \$299,900.

5 Lightship Drive - This home was listed for \$279,900 in December, 2020 and it settled on March 31st for over List Price at \$284,500. You might notice, the new owners are having the house moved and are building what will be a lovely stick-built home in the very near future. This will be a wonderful addition to our community.

Fieldwood

2065 Ramblewood Drive South - Currently active and listed on July 10th for \$249,000.

2086 Fieldcrest Drive - This home was listed on April 8th for \$335,000, reduced to \$314,900 and settled on June 29th for \$312,000.

2073 Ramblewood Drive South - This home was listed March 25th for \$320,000 and went under contract March 28th. It settled April 23rd for \$330,000, \$10,000 over listing price.

2007 Ramblewood Drive North - I mentioned this home in our last newsletter. At that time, it was under contract. It has since Settled on February 1st. It was listed at \$295,000 and settled for \$285,000.

2057 Ramblewood South - A nice 2 BR modular home went on the market July 2nd for \$323,999. It is under contract and due to settle September 10th.

Shady Ridge

116 Shady Ridge Drive - Listed on June 3rd for \$315,000 after 11 days on market is now under contract and due to settle July 28th. Sold Price will not become public until it closes.

119 Shady Ridge Drive - A stick built home listed for \$525,000 and settled on April 6th for \$512,000. This home features a partially finished walk out basement and the home has a total of 6 BR, 3.5 Baths.

Piney Glade

36575 Larch Lane - Currently is an active listing for \$205,000. It was listed on June 28th and the description says it needs work.

18611 Sylvan Drive - Originally listed for \$324,900. On April 22nd, reduced to \$319,900. Then went under contract and it settled on July 19th for \$310,000.

18628 Sylvan Drive - Originally listed for \$319,999. On February 18th, it went under contract in a week and settled on April 26th for \$355,000. That is not a typo!

18825 Sylvan Drive - Another stick built home was sold. Listed in January for \$399,000, it went under contract in 3 days and settled on March 19th for full price.

Tru-Vale Acres

410 South Drive - Listed at \$279,900 on January 15th. Went under contract in 3 days and settled March 17th for Full Price.

Kyrie Estates

18633 Fir Drive - Settled on April 23rd being on the market only 1day. It sold for full price.

36125 Wood Drive - Listed on May 3rd for \$309,900 and was under contract in 5 days. It settled June 17th for \$321,000 - a nice amount over the listing price.

Needless to say our Munchy Branch corner is busy and all of this information doesn't include what could be private sales, or owners moving or demolishing their old manufactured homes and building new stick built homes. Just take a drive through Fieldwood and Shady Ridge for examples.

Property Summary Chart

The Symbol in the first column of the chart is 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 waiting to settle and CLS means it is Sold and Settled. All of this information is obtained from our Multiple List System.

Property Summary									
S	Street Address	Bds:	Bth	Sqft	List Price	Closed Price	Cone	Closed Date	DO
ACT	36375 Larch Ln	3	1	0	\$205,000				24
ACT	2065 Ramblewood Dr S	2	1	1,000	\$249,000				10
PND	116 Shady Ridge Dr	3	2	1,134	\$315,000				11
PND	20 Rusty Anchor Dr	3	2	0	\$136,500				15
CLS	36125 Wood Dr	3	2	1,152	\$309,900	\$321,000	\$0	06/17/2021	5
CLS	18633 Fir Dr	3	2	1,600	\$300,000	\$300,000	\$300	04/23/2021	1
CLS	18611 Sylvan Dr	3	2	1,700	\$319,900	\$310,000	\$0	07/19/2021	50
CLS	2086 Fieldcrest Dr	3	2	0	\$314,900	\$312,000	\$1,200	06/29/2021	25
CLS	2073 Ramblewood Dr S	3	2	1,456	\$320,000	\$330,000	\$3,500	04/23/2021	4
CLS	18628 Sylvan Dr	4	2	1,904	\$319,999	\$355,000	\$0	04/26/2021	7
CLS	21 Lighthouse Dr	3	2	1,344	\$299,900	\$299,900	\$0	05/21/2021	60
CLS	410 South Dr	3	2	1,620	\$279,900	\$279,900	\$0	03/17/2021	3
CLS	5 Light Ship Dr	3	2	1,456	\$279,900	\$284,500	\$8,535	03/31/2021	8
CLS	2007 Ramblewood Dr N	4	2/1	0	\$295,000	\$285,000	\$0	02/01/2021	19

Local referrals on Facebook

Who would you refer in Sussex County DELAWARE? This Facegroup group is designed to help our friends and neighbors find reputable resources from other friends and neighbors in Sussex County DELAWARE, with an emphasis on SERVICE referrals. Go to: <https://www.facebook.com/groups/252933214815448>.



HPS Website

If you are considering selling your home, please visit the HPS website <https://www.infohoadocs.com> to obtain the HPS resale package. The package includes the 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 subject property, Approved meeting minutes for the last six (6) months.

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.
- Please 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 their password for the secure online portal. If you have any questions, please email Admin@InfoHOA.com.

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.
- **Maintain your yard** - Owners must keep their lots neat and clean. All lots must be mowed at least every two weeks from April through October. Please ensure your tree branches are not protruding over the street, causing a potential threat to cars and pedestrians.

Local soup kitchen and food bank

Jusst 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

