



BREAKWATER ESTATES Homeowners Association

NEWS

NOVEMBER 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

Board of Directors email address:
bwehoabod@gmail.com

October Annual Meeting

The Breakwater Estates annual meeting was held on October 9th. Items discussed included short-term rentals in the community and possibly changing the covenants to allow campers to park in owners' driveways or back yard. An email will be sent to homeowners requesting input regarding those items. The board is considering a resolution to impose fines for certain covenant violations. Draft minutes will be posted to the BWEHOA website in the near future.

Board Elections

The current board members were re-elected and remain in their existing positions.

Treasurer's Report

The budget for 2022 was approved and there will be no increase in HOA dues. Late fees were suspended in March 2020, at the onset of the pandemic. The board agreed to continue suspending late fees incurred to help homeowners who were having financial hardships during the pandemic through March 2022. Late fees will be imposed starting April 1st. Letters will be sent when dues are 30 and 60 days late.



Mosquito Spraying Vote

The board sent a survey in October and we received 46 responses, 30 FOR spraying and 16 AGAINST spraying. As a result, mosquito spraying from Delaware Mosquito



Control will continue in our community.

The main comment of those who voted FOR was "we need more of a notice so that we can bring the pets in and close the windows".

Therefore, moving forward the Board will review the state's notification process and see if there is anything we can do to get that notification out to you sooner. The main comment of those who voted AGAINST was "it is bad for the environment especially the bees". Thanks to everyone voting and commenting on this issue.

Aldi Update

The new Aldi in Rehoboth Beach celebrated its grand opening with a ribbon cutting Thursday, November 11th.



Located in the Route 1 shopping development with andThat!, PetSmart and Chick-fil-A, the new store is part of the retailer's expansion plan to open approximately 100 new grocery stores in 2021 across the country. It occupies the space that used to house Kmart, which closed its doors in early 2020.

This is the first Aldi in Sussex County, but not in Delaware. There are already locations in Camden, Dover, Smyrna, Middletown and Wilmington. The address for the new store is 19563 Coastal Highway, Unit 1, Rehoboth. Visit their website for more information at <https://www.aldi.us>.



Lana's Summary Of Real Estate Activity

Breakwater Estates

The information and chart that follow includes a brief summary of activity in our Munchy Branch Rd corridor of similar homes to ours. 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 from July 21st through November 9th. There have been 11 transactions since July 21st.

The market is still brisk, but not as busy as the 2nd quarter. We are seeing prices holding steady and increasing. Let me begin with our community of Breakwater Estates. We had five transactions since July.



23 Beacon was listed on 10/15 and went under contract in 4 days. A lovely 4BR, 2.5 Bath home with a detached garage. The home listed for \$417,000 - an all-time high for our community!

20 Rusty Anchor finally settled on 10/12 after being under contract for a year and a half, due to a glitch in the foreclosure process. The buyers hung in there and have a beautiful lot with a house that needs work. The new owners are contemplating whether to renovate or replace the home. The home settled for \$135,000, and in my opinion, the lot alone is worth more than that.

4 Breakwater had multiple bids. The home was under contract in 6 days. It listed for \$389,000 and settled for a smidge over asking at \$389,500. The home has 3 bedrooms, 2 bathrooms and a 3-car, attached garage. There were so many upgrades and updates it showed like a model home. As their realtor, it was a pleasure to have such a lovely listing.

9 Lighthouse listed on 9/21 for \$345,000 and sold for \$330,000. The house sold in 13 days.

3 Lighthouse listed and sold for the list price of \$299,000 and settled on 9/10. There was a \$4,000 seller concession.

Fieldwood

2057 Ramblewood Drive South listed 7/2 for \$323,999 and was under contract in 8 days. It settled on 9/10 for \$324,000.

2065 Ramblewood Drive South listed for \$249,000 on 7/10 and settled on 9/2 for \$249,000.

Property Summary

S	Street Address	Bds	Bth	Sqft	List Price	Closed Price	Conc	Closed Date	DOM
A/C	23 Beacon Dr	4	2 / 1	2,600	\$417,000				4
CLS	3 Lighthouse Dr	3	2	0	\$299,000	\$299,000	\$4,000	09/10/2021	0
CLS	4 Breakwater Dr	3	2	2,072	\$389,000	\$389,500	\$0	10/01/2021	6
CLS	36430 Fir Dr	3	2	1,432	\$329,900	\$328,500	\$0	08/30/2021	4
CLS	9 Lighthouse Dr	3	2	0	\$345,000	\$330,000	\$0	09/30/2021	13
CLS	2065 Ramblewood Dr S	2	1	1,000	\$249,000	\$248,361	\$0	09/02/2021	28
CLS	2057 Ramblewood Dr S	2	2	1,176	\$323,999	\$324,000	\$0	09/10/2021	8
CLS	36375 Larch Ln	3	1	0	\$205,000	\$200,000	\$0	09/10/2021	42
CLS	116 Shady Ridge Dr	3	2	1,134	\$315,000	\$316,000	\$0	08/25/2021	11
CLS	20 Rusty Anchor Dr	3	2	0	\$136,500	\$135,000	\$0	10/12/2021	15

Lana is a realtor with Berkshire Hathaway HomeServices Gallo Realty and all of the information in the chart is from the Multiple List System for Sussex County.

Shady Ridge

116 Shady Ridge Drive listed in June for \$315,000 and sold for \$316,000 in 11 days.

Piney Glade

36375 Larch Drive listed for \$205,000 and sold for \$200,000 in 42 days.

36430 Fir Drive listed 8/30 for \$329,900 and sold for \$328,000 in 4 days.

Kyrie Estates

18633 Fir Drive listed 8/11 for \$379,000. The sellers reduced the price to \$359,000 after one month on the market and removed it from the market on 10/12. The sellers decided to keep the home.

Route 16 And Coastal Highway Reconfiguration

The project is to replace the existing SR1 and SR16 lighted intersection configuration with a grade integrated intersection. Start date is fall 2021 and project completion date is 2024. For more information visit, <https://deldot.gov/projects/index.shtml?dc=details&projectNumber=T201500301>.

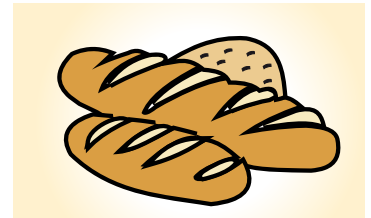
SR 1 AT SR 16 BRIDGE RENDERING



Homeowner's Recipe Submitted by Mary Newcott

NANA'S IRISH SODA BREAD (NY version)

- 4 C flour
- 2 C sour milk
- 1/2 C sugar
- 1 tsp salt
- 1 tsp baking soda
- 2 tsp baking powder
- 1 box raisins



Mix all dry ingredients. Add sour milk. Pour into well-greased and floured loaf pans (usually fills 2). Bake at 350 for 1 hour.

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.

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
 (302) 424-3301

