



BREAKWATER ESTATES Homeowners Association

NEWS

FEBRUARY 2022

HPS Phone: (302) 227-7878

Board Email: bwehoabod@gmail.com

Website: <https://bwehoa.com>

In This Issue

- Short Term Rentals Committee
- Recreational Vehicles Committee
- Delaware House Bill 112
- Treasurer's Report
- Summary of real estate activity in the area
- Fox Sightings
- Homeowner referrals
- Friendly reminders
- What's happening in your community

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

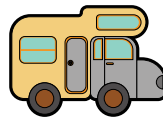
Board of Directors email address:
bwehoabod@gmail.com

Committees

Short-Term Rentals Committee: At our November 20th, executive board meeting, the board discussed the short-term rental issue discussed at the annual meeting. The board decided that we (the board) do not have the right to impose restrictions that are not currently in our covenants on what the homeowner wants to do with their residence. We asked for volunteers to sit on a BWE committee to discuss what might be done regarding this issue. We have four homeowners on this committee.



Recreational Vehicles Committee: The board also discussed allowing Campers (RV's, Motorhomes, Trailers, Popups) to be parked in homeowners' driveways. We asked for volunteers to form a RV committee to discuss the pros and cons of this issue. We have eight homeowners on this committee. We hope to have a recommendation from both committees for the board before the annual meeting. *Thank you volunteers!*



Delaware passed House Bill 112



Delaware passed House Bill 112 (HB 112) which modifies the Delaware Common Interest Ownership Act ("DUCIOA") and the Unit Property Act.

The key modifications are:

- Executive meetings are now open to the community. The board must have 4 per year and post the dates on the community calendar, including an agenda.

- Owners have 60 days to challenge approved minutes.
- The board must mail out meeting notices unless the homeowner signs a form accepting electronic receipt of email.
- The surplus at the end of year gets moved to reserve and is earmarked or refunded. A footnote is needed on every budget advising that any surplus will be moved to the reserve account.



- Only one home on the market in TruVale, a brand-new modular home listed today for \$415,000, 3 BR, 2 Bath, 1,437 sq. feet.
- One under contract in Kyrie Estates, on Fir Dr., a 1990 updated 3BR, 2 Bath manufactured home with an oversized garage was listed for \$379,000, listed January 1/13/22 and under contract in one day. It is scheduled to settle mid-February.
- Finally, 23 Beacon Drive in our community settled 12/17/21. This is a spacious 2,600 sq. ft., 4Br 2.5 bath modular listed for \$417,000. It settled for \$430,000.

To view the bill in its entirety, click the following link.
<https://legis.delaware.gov/BillDetail/48422>

Treasurer’s Report

The budget for 2022 was approved and there will be no increase in HOA dues. The dues have remained \$480 annually for 10 years.

We have been lucky to not have significant snow for the past few years and the plowing costs were minimal. As we know, this year has been different. The board is considering a review of the 2023 operating costs and is contemplating an increase.

Summary of Real Estate activity courtesy of Lana Warfield

Since there has been so little activity in our corridor since November 9th, I thought you might find it interesting to see what is happening in all of Sussex County. Let me begin with our little corridor of the world.

Fox Sightings

There have been numerous fox sightings in our community. Please remember to close your garbage can lids to keep animals and birds from rummaging through the bins for food.



Here are the Sussex County Real Estate Statistics as of 12/31/21 for Single Family Detached Homes.

(as of 12/31/2021 – based on sales of single-family detached homes)

Total single-family homes on the market as of 12/31/2021	585	down 12% from NOV 2021
Inventory breakdown	49% Resale homes	51% New construction
Homes listed in December 2021	266	(53% under contract)
Total single-family homes sold current year	5,034	
Total single-family homes sold previous year	4,959	
% change in homes sold	up 2%	
Average price of homes sold current year	\$525,687	
Average price of homes sold previous year	\$468,442	
% change in average price	up 12%	
Median price of homes sold current year	\$400,000	
Median price of homes sold previous year	\$350,000	
% change in median price	up 14%	
Average days on market of homes sold current year	39	
Average days on market of homes sold previous year	78	
% change in average days on market	down 50%	

Statistics compiled from the Bright Multiple Listing Service, and may not reflect all homes on the market

Homeowner Referrals

One of our homeowners suggested a referral list for landscapers and other service companies. Great idea. Thank you! In the upcoming months, we will ask owners to recommend their service companies and the board will compile a list to be posted on the BWE website for reference, <https://bwehoa.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. If your home is vacant, please inform either HPS or the board in order to keep an eye out for any unwanted activity.

What's happening in your community

Dana Denbrow, owner of 8 Lighthouse Drive for the past twenty-five years, retired. He is celebrating his new lease on life by taking a cruise down the Rhine River. He is now looking forward to spending more time at the beach in the days and years to come.

Don't forget your 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

