



## BREAKWATER ESTATES Homeowners Association

# NEWS

MAY 2022

HPS Phone: (302) 227-7878

Board Email: [bwehoabod@gmail.com](mailto: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

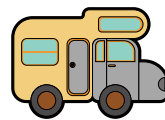
### Members at Large:

- Lana Warfield
- Karen McGavin
- Lisa McFate

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[bwehoabod@gmail.com](mailto:bwehoabod@gmail.com)

### Recreational Vehicles Committee & Survey

The Recreational Vehicles committee made a recommendation to the board to have a trial run, allowing RVs to be parked on owner's property for one year. The board reviewed the committee's recommendation and suggested an official change to the covenants versus the trial run, citing legal concerns. A survey was sent to all homeowners, in April, to vote whether we should or should not proceed with an amendment vote to allow RVs parked in Breakwater Estates. The final tally for the survey was **28 Yes and 22 No**. The board will draft amendment language for an official community vote. The ballot will be sent within the next few months. Many thanks to our committee



volunteers! Ed Martin, Sara Snow, Vicky Martina, Sharon Jann, MJ Melah, Barb Provenzano, John Simmons, Linda Wieser and Ali McKenna.

### Summary of Real Estate Activity (as of May 2022)

Prepared by Lana Warfield who serves on the board and is a resident of Breakwater Estates; a licensed realtor in Sussex County at Berkshire Hathaway Gallo Realty.

Happy Spring everyone! Since January 28th, there has been a good bit of activity in our Munchy Branch corridor. If you take time to drive through these communities you will see a lot of new builds - especially in Fieldwood and Shady Ridge. First, I begin with our community, Breakwater Estates. Currently we have two homes that are pending.

- 9 Lightship Drive was listed for \$340,000 and on the market 12 days before going under contract. Settlement is scheduled for May 20th.
- 7 Pilot Drive was listed for \$469,000 and on the market 5 days before going under contract. Settlement is scheduled for June 14th - A stick-built home with many updates and upgrades, plus a 2-car attached garage.



### Fieldwood

- 2034 Ramblewood Dr. North is under contract, listed for \$369,900. On the market for 10 days.
- 2018 Ramblewood Dr. North is under contract, listed for \$455,000. A newer modular home on the market for 8 days.
- 20110 Fieldcrest Dr. is under contract, listed for \$359,900. On the market for 7 days.

### Tru Vale

Two new built modular homes currently on the market on 610 and 610a 3rd Street. Listed for \$439,000.

### Homes Sold in Munchy Branch Corridor

- **Piney Glade** - 36387 Larch is listed for \$265,000 and sold for \$285,000. On the market for 6 days.
- **Fieldwood** - 2029 Ramblewood Dr. North, listed at \$152,00 and sold for \$140,000. On the market for 1 day.
- **Tru Vale** - 501 2nd Street, listed and sold for \$250,000. On the market for 8 days. 624 2nd Street, listed for \$415,000 and sold for \$420,000. On the market for 7 days.
- **Kyrie Estates** - 18633 Fir Drive, listed for \$379,000 and sold for \$380,000. On the market for 1 day.
- **Lot Activity** - Fieldwood –2 lots for sale listed for \$250,000, just over 1/3 of an acre. Shady Ridge – 1 lot for sale listed for \$175,000. Located at 123 Shady Ridge Drive. Pending sale.

### Property Summary

S	Street Address	Bds	Bth	Sqft	List Price	Closed Price	Conc	Closed Date	DOM
C/S	7 Pilot Dr	3	2	1,780	\$469,000				0
ACT	610 3rd St	3	2	1,499	\$439,900				39
ACT	610 2a 3rd St	3	2	1,499	\$439,900				61
A/C	2034 Ramblewood Dr N	3	2	0	\$369,900				10
A/C	2018 Ramblewood Dr N	3	2 / 1	1,624	\$455,000				8
A/C	20110 Fieldcrest Dr	3	1 / 1	1,360	\$359,900				7
PND	9 Light Ship Dr	3	2	1,340	\$340,000				12
CLS	36387 Larch Ln	3	2	0	\$265,000	\$285,500	\$0	04/29/2022	6
CLS	501 2nd St	3	2	1,200	\$250,000	\$250,000	\$0	03/11/2022	8
CLS	2029 Ramblewood Dr N	2	1	0	\$152,000	\$140,000	\$0	03/04/2022	1
CLS	624 Second Street	3	2	1,437	\$415,000	\$420,000	\$1,550	03/17/2022	7
CLS	18633 Fir Dr	3	2	1,600	\$379,000	\$380,000	\$0	02/11/2022	1

## Important Covenant Items & Amendments



- The board of directors is authorized to establish fines for covenant violations.
- Exterior satellite dishes must be placed in the least visible location from the street.
- Cars must be parked in the driveway, not on the lawn.
- Campers may not be stored in an open area but rather in a garage or shed.
- Fence height and composition are specifically defined by the Covenants and must be approved by the Board.
- Lawn tractors should be stored in a shed or garage or to the rear of the house, not visible from the street.
- Gas and oil tanks must be concealed with shrubbery or wooden enclosure.
- Owners must clean up after pets, and all pets must be kept on a leash in the common areas.
- Extensive repairing or overhauling of cars on property is not permitted.
- Vehicles may not be parked on the berm.
- Residents must get Board approval for all exterior construction, including outbuildings, decks, fences, and color schemes for buildings.
- Driveways must be paved, or covered with brick, stone, or shell.
- The number of tenants allowed for each property must not exceed twice the number of bedrooms.

## Treasurer's report

Due to the tight budget and significant snowfall in 2022, the board will increase the dues in October 2022. We were fortunate to keep the dues at \$480 annually for 10 years. The increase will be determined at a later date.

## Late Fees

The board has reinstated late fees as of April this year. The late fees were stopped during COVID in order not to add further economic hardship on homeowners.



## Springtime Reminders

Please remember –

- To mow lawn biweekly, starting in April, as stated in Covenants.
- Clean driveways and yard of debris.
- Clean or wash siding, removing mold.
- Open foundation vents if recommended by builder.
- Trim branches that overhang street.
- Trim wiregrass and weeds that encroach on community streets.
- Clean gutters and roof shingles of seedlings and debris.
- Clean and clear culverts and berm drains in front of property.

## Wiregrass Spraying

D.R. Lawn Maintenance will spray for wiregrass in June. Spraying twice a year keeps our roads from eroding.

## Neighborhood News

- Perrin Family – 12 Lighthouse Drive . Son – Steve Perrin Jr graduated from University of Delaware with a degree in Geography. Started job with Atlantic Surveying and Mapping, LLC in Harbeson, DE. Son – Christopher Perrin graduated from University of Delaware with a dual degree in both Economics & Finance. Started a job with Karr Barth Associates in their Bala Cynwyd, PA office.
- McShalley's at 5 Lightship are happy to report we are in our new home! So excited to show our neighbors the inside.

- Brian & Nicki Botsford are looking to hire someone to bring their trash cans to the curb on Sunday nights and bring back to the fence on Monday nights. 15 Beacon Drive.

## Executive Board Meeting

The next executive board meeting is scheduled for July 9th at 9:00 a.m. The community is invited to attend. The virtual meeting information will be sent prior to the meeting date.

## Friendly Reminders



- Parking - Your car(s) must always be parked in your driveway, never on the street, on 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, or email the board directly at [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com).

- 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.



*Happy Spring!*