



## BREAKWATER ESTATES Homeowners Association

# NEWS

AUGUST 2022

HPS Phone: (302) 227-7878

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

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### Board of Directors

- **President:** MJ Melah
- **Vice President:** Bill Bonn
- **Secretary:** Brian Eichenlaub

### Members at Large:

- Lana Warfield
- Karen McGavin
- Lisa McFate
- Joanne McShalley

Board of Directors email address:  
[bwehoabod@gmail.com](mailto:bwehoabod@gmail.com)

### \*\*\*\*Save The Date\*\*\*\*

The BWE Board of Directors has decided once again to hold the Annual Community Meeting, set for October 8th 2022, virtually. After much discussion and advice from our Property Management, the Board decided it was in the best interest for the safety of the community to hold this meeting virtually. Hopefully, this will be the last year we have to resort to this method. We will be discussing many very important community issues including raising the annual HOA dues and having a Reserve Study completed.

### Recreational Vehicles Committee & Survey

The Proposed Eighth Amendment for Recreational Vehicles was put to rest on July 31st by a vote of 31 YES and 39 NO. Since we did not receive the required 47 votes, the board will not proceed with implementing this amendment. This is a very important issue that affects everyone in the community. Thanks to all who took the time to express their opinion and cast their ballot.

### Summary of Real Estate Activity (as of August 5, 2022)

Prepared by Lana Warfield who serves on the board and is a longtime resident of Breakwater Estates; Lana has been a licensed realtor in Sussex County at Berkshire Hathaway Gallo Realty for 20 years.

As the summer winds down, I will summarize real estate activity since May 2nd, the date of the last update. In this summary, I always focus on the Munchy Branch corridor.

First, I begin with our own community,  
**Breakwater Estates.**

- As of today we have one home for sale, 6 Breakwater Dr. This home is a 2br, 2 bath single wide home with a Class C certification. It was originally listed for \$399,000 and was recently reduced to \$339,000.
- We also had another home settle which was under contract at the time of our last column. 9 Lightship is a 3Br, 2 Bath home listed for \$340,000 and Sold for \$359,500. After being on the market less than 2 weeks.
- And, I had the privilege of listing 7 Pilot Dr. which was Coming Soon when I wrote the May column. It is a 3Br, 2 Bath home with 2 car attached garage. We listed it for \$469,000. In less than 5 days, we received multiple bids and the home sold June 15th for \$485,000.

### Fieldwood

- There was a good bit of activity in Fieldwood too. Currently, there is one Active listing, 2036 Ramblewood Dr., N., a 1973 Mobile listed for \$240,000.
- And, 20106 Fieldcrest Dr. is under contract. This home is a 2Br, 1 Bath 1985 home listed for \$279,000.
- Three homes have Sold since our last column.
- First, 2018 Ramblewood Dr., N. This 2011 Modular Cape Cod style home was listed for \$455,000. And with multiple offers, settled on May 13th for \$515,000.
- Secondly, 20110 Fieldcrest Dr., a 1987 3Br, 1.5 bath home listed for \$359,000. And settled on May 16th for \$371,000.
- And, finally, 2034 Ramblewood Dr. N., is a 1981 3Br, 2 Bath home listed for \$369,900. And Sold on May 20th for \$385,000.

### Tru Vale

Three homes have sold recently:

- 610 3rd St. a new build modular home, 3Br, 2 Bath, listed for \$429,000. And sold for \$410,000 on June 29th.
- 602 4th St., a 2002 Class C home 3Br, 2 Bath listed for \$389,900. And sold for \$380,000 on July 12th.
- 610 3rd St. a new build modular home, 3Br, 2 Bath listed for \$479,000. And sold on July 15th for \$410,000.



### Shady Ridge

- 103 Shady Ridge is currently an Active Listing. This home is a 4 Br, 2 Bath 1969, Class C originally listed for \$415,000. Recently reduced to \$399,000.

There was no activity in either **Kyrie Estates** or **Piney Glade** since our last column.

Another active listing is a home, not in a community, located on 35521 Wolfe Neck Rd. It is a 1988 single wide, 2 Br, 1 Bath home listed for \$299,000.

There has also been some Lot Activity in our area: 106 Munchy Ct. in **Shady Ridge** is on the market for \$95,000. Part of the lot is in the Federal Wetlands area.

And, in **Fieldwood**, 2046 Ramblewood Dr. S. sold on June 10th for \$235,000. It was listed for \$250,000.  
2046 Ramblewood Dr. S. sold on July 12th for \$240,000. It was listed for \$250,000.

We are seeing some slowing in the marketplace with homes taking a bit longer to go under contract than a few months ago, however the inventory is still low.

Finally, I wanted to mention the new home community located on Munchy Branch, **McKinneys Grove**. These homes are being sold as Condos with a starting price in the \$664,000 range. Of the 20 homes planned, 13 are under contract and one sold for \$835,895. This community also is showing a monthly fee of \$279. I am including this info just in case you don't realize the value we enjoy in Breakwater Estates with our beautiful half acre lots, proximity to the bike path and shopping. Yes, many of our homes are manufactured and getting older, however our land is a great asset. If you want a new home, before moving from Breakwater, you may want to seriously consider building on your lot.

## 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 and announced at the October Annual Meeting.

## 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.



## Seasonal 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 September. Spraying twice a year keeps our roads from eroding.

## Neighborhood News

Joe and Lisa McFate 7 Lightship - unfortunately had to contend with a leaky roof! But as Lisa tells it, they were very fortunate to meet a new Contractor, John Herholdt and his small crew. They were very impressed by his honesty and fair price. He is an Iraqi war veteran and serves in our National Guard. <https://www.doublejconstructionllc.com/> He does all sorts of projects, including decks, additions, etc...

He was very, very nice. A man of few words, but you can tell he takes pride in his work.

If you have found a new contractor that you really liked, please let us know and we will share their information with the community.

**DeIDot** continues to make progress on the Munchy Branch Corridor sidewalk and bike path. Picture taken near Walgreen's.



### Community Alert!!!

There have been several reports of solicitors in our community and surrounding communities. They are supposedly selling or contracting for a large bug company. Please DO NOT engage with these people. There are signs at both ends of our community stating **No Solicitors!**

### 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.

### Local soup kitchen and food bank

**Jusst Sooup Ministries**  
[www.jusstsooup.org](http://www.jusstsooup.org) 18483  
Cool Spring Road Milton, DE  
19968 (302) 644-811



**Food Bank of Delaware**  
<https://www.fbd.org> Milford  
Branch  
1040 Mattlind Way Milford,  
DE 19963 (302) 424-3301

