



BREAKWATER ESTATES Homeowners Association NEWS

February 2024

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Beautiful Breakwater

Did you ever wonder how our community streets and common areas stay so well maintained? How our signs are repaired and replaced if needed? How our street lights get reported and are repaired so regularly? How we had Christmas lights on our Munchy Branch entrance and wreaths hanging from the back of every stop sign in the neighborhood this past holiday season? Well, as you may have guessed, it's due to members of our community, some of whom you know and some who just like to be helpful, but remain anonymous. Often, to save the community the expense of hiring someone, we have had a core few to take it upon themselves to remove hanging branches from our streets, repair signs throughout the neighborhood, and so on, using their own tools and trucks and only asking for materials to be reimbursed, if need be.

As communities mature, often they begin to show their age, unless they are maintained. BWE is no different. In the next month or so, we will be removing the dead arborvitae and overgrowth at the Munchy Branch entrance and disposing of the dead trees and brush. If you could help out with this effort, that would be great. We don't have a date yet, but if you wish to help, email MJ Melah at bwehoabod@gmail.com. When we do have a date, we'll contact all volunteers, and if you could help that day, great. If not, then maybe you could help with other projects that will surely come up.

We are hoping to have a bank of volunteers who would be willing to help others in keeping our community in tip-top shape. You'll get out into the fresh air, get some exercise and steps, and work with fellow neighbors. It will be great to have folks join in and keep our community well maintained.

Summary of Real Estate Activity

(This real estate report is prepared by Lana Warfield, who is a BWE board member and resident of the community since 2000. She is a full-time Realtor with Berkshire Hathaway PenFed Realty. All of this information has been obtained from the Sussex County Multiple List system and is up to date as of February 12, 2024.)

This is traditionally the slowest time of the year in Real Estate and this issue of our Real Estate report clearly illustrates that.

Breakwater Estates

In our community, there is one home for sale on 6 Beacon Drive. This is a 4 Br, 2 Bath home with 2 car garage. It is listed for \$450,000. It has been on the market for over 2 months, which is most unusual for our community and the local market area – however, I think this too reflects the time of year.

Fieldwood – No Activity

Shady Ridge – No Activity

Kyrie Estates – No Activity

TruVale Acres

There has been some activity in this community. The home at 516 South Dr. was listed for \$434,000 and is now under contract after 85 days on the market. It is a 1984, 4 Br, 2.5 Bath home being sold As Is.

504 Fourth St. is pending settlement after being on the market for 5 days. Listed for \$325,000, it is a 1997, 3 Br, 2 Bath modular home.

607 2nd St. settled on November 22, 2023 for \$239,000, the listed price. This is a 1976, 3 Br, 1.5 Bath home. It went under contract in 2 days. It was being sold As Is.

Piney Glade

36418 Fir Dr. This is an expired listing after 47 days. It is a 2006, 3 Br, 2 Bath home. It was listed for \$390,000.

18663 Munchy Branch Rd.

This is the 1820 farmhouse that was listed for \$789,000 on September 15th. It has been reduced to \$741,000 and is still on the market.

McKinney's Grove

The new home condo community now has only 3 homes remaining. They are listed for \$679,900 to \$759,900, with monthly fees of \$279. Although these aren't comparable to our community, I include them to illustrate the value of our land and location.

There have been no land transactions since our last Newsletter. We are hoping for a bit more inventory as we head towards Spring and Summer.

As I say in almost every issue, we are very lucky to have homes here in our community. When we purchased our home over 20 years ago, we never thought of our location as close to the beach. However, with the addition of the Bike Path and the interest in our general Munchy Branch corridor, we have gained in value and now realize how great a location we enjoy. So, if you are thinking about a new home, think about building or improving right here in your own community.

Enjoy the Spring!

New Trash Collection Rates

Our Board has negotiated a special rate for trash pickup with Casella (formerly GFL, formerly Waste Industries). As of February 1, 2024 their monthly trash pickup rate will change from \$21.38 to \$19.50.

This is a three-year contract with the rates fixed at — 2024: \$19.50/month; 2025: \$20.28/month; 2026: \$21.09/month. That's quite a savings!

All rates will be changed automatically starting with the February invoice. Homeowners with this service will not need to request the price change. Any money pre-paid will be adjusted.

Casella does offer partial year service! Homeowners would need to call to suspend service – they will set up the resume date at that time too. This can be done through the Casella office at 302-934-1364. For anyone signing up for new service, just reference Breakwater Estates.

If you are using another Trash Service, this would be a great time to change over to Casella. And actually the Sixth Amendment to our Covenants states the following:

Section 4.12 — Trash

All trash must be kept out of sight in covered trash receptacles. Trash cans should be placed at the curb either the night before or the morning of the scheduled pick-up and removed within 24 hours of pick up.

To eliminate weekly pickups by multiple heavy trash trucks in the community, residents using trash service will use the designated trash service selected by the board for their trash and recycling services price for these services for Breakwater Estates residents. The board will solicit bids from at least three companies each year to obtain the lowest price for these services for Breakwater Estates residents. Quotes will be shared with residents in the yearly annual meeting packet

Note: This Amendment revised Section 4.12 of the Covenants on July 13, 2012. The Amendment was put in place to cut down on the truck traffic going through our community. You can help the community save the roads and save a couple dollars at the same time!

Short Term Rental Committee

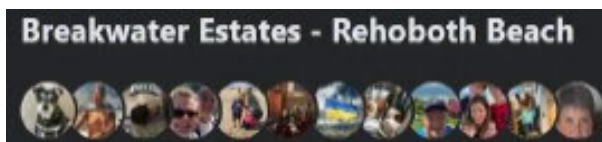
Thank you to everyone who participated in the surveys and discussions regarding Short Term Rentals during the past year. This has been a long and arduous process that has brought awareness to a subject that some may have not considered previously. The STR Committee, with the input of the community, drew up 3 proposals and asked residents to select the one they thought they could most strongly support.

Fifty-nine residents (64%) responded with the following results:

- Proposal 1 — 9 votes or 15.2%
- Proposal 2 — 10 votes or 16.9%
- Proposal 3 — 11 votes or 18.6 %
- Proposal 4 — 29 votes or 49.2% (do nothing)

Based on those results, we will not be putting forth an amendment to our covenants for a vote to restrict rentals in any way at this time. While 49.2% opted for doing nothing, it's important to point out that a slightly larger number, 50.7%, were in favor of some restrictions. It's also important to note that 34 homeowners did not weigh in.

No doubt this topic will come up again, so please continue to share thoughts with friends and neighbors both here in Breakwater and in other similar neighborhoods. Also, be more aware of friends and visitors so that, together, we can continue to make Breakwater one of the best little neighborhoods in Rehoboth.

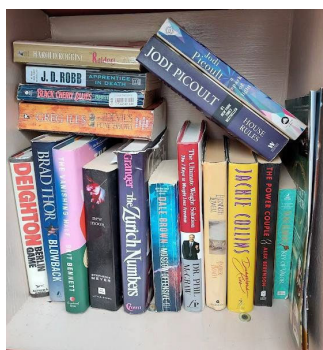


Breakwater Facebook Group

We currently have 53 members on our neighborhood Facebook page. This is a private group open only to the folks in Breakwater Estates. It's been a great place to share things happening in and around our neighborhood. Recently, two pairs of sunglasses were found and placed in the Lending Library for the owners to retrieve. Thanks, Suzanne! We encourage you to share your best recipes, suggestions for fun things to do, etc. We also want to recognize milestones in the neighborhood, so if you want to give a shout out to someone having a birthday, celebrating an anniversary, losing a tooth, whatever, please share the news. The sky is the limit. To join please click the link. You'll recognize our neighborhood sign on the page. Once verified, the group admin will admit you to the group - usually within 24 hours. <https://www.facebook.com/groups/breakwaterestatesrehobothbeach>

BWE Lending Library

The Breakwater Lending Library, located at the mailboxes, has been a huge hit! Thank you to everyone who donated books or just checked out new authors and genres. We were busting at the seams at one point, but there's more space available in the library now. Please continue to share your spares. With the days getting shorter and the temperatures getting colder, it will be nice to curl up with a good book in your cozy home.



Fun Committee

The Fun Committee is in the process of planning some great activities for this summer. Our Annual **Spring Yard Sale** will take place on Saturday, May 18th with a Summer Kick Off Party the same afternoon. Mark your calendars and start thinning out your closets, garages and sheds.

Last year's **Fourth of July Parade** was awesome and we're looking forward to really growing it this year. Get ready veterans, first responders, scouts, pets and patriots! More details to come.

Outdoor Movie Night - we weren't able to pull it off last year, but it's definitely going to happen this year - hopefully multiple times. If you have outdoor movie equipment or expertise that you can share with us, please let us know. There's nothing better than a movie under the stars and a full bucket of popcorn!

This new group will probably "branch" off on its own (no pun intended), but for now the **Garden/ Beautification Committee** is seeking members to help spruce up the entrances to our neighborhood. If you're interested or have ideas, just let us know. We're planning on getting our hands a little dirty in April/May and will keep you posted.

The **Delaware Retiree** offers a great weekly newsletter by email. You don't even have to be retired to receive it! They share tons of great things going on in our area such as fun activities, shows, tours, music, runs, presentations, festivals, farmers markets, etc. They also list a lot of winter dining and other specials for folks to take advantage of during the off-season. Just sign up at <https://delawareretiree.com/>

Are you fun? Or do you just want to get a little more involved in our neighborhood? Then please consider joining the **Fun Committee**. All are welcome.

Winter Reminders ...

- Don't forget to close your foundation vents for the winter, if that's your normal procedure.
- Be sure to clear the culverts and drains of leaves and debris.
- It's a good time to clear the berm and yard of fallen sticks and branches.
- In preparation for the spring, trim any live or dead wire grass that is encroaching on the asphalt.
- Empty any water collecting in pots or containers to discourage any lingering mosquitoes.



**Vents in closed position
for winter**

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 a fence 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.
- 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 mph 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
- 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.