



## BREAKWATER ESTATES Homeowners Association

# NEWS

NOVEMBER 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**
- **Treasurer: Lisa McFate**
- **Secretary: Brian Eichenlaub**

### Members at Large

- **Lana Warfield**
- **Karen McGavin**
- **Joanne McShalley**

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

### Annual Meeting

The BWE Board of Directors held the Annual Community Meeting virtually on October 8th 2022. Between the many proxies that were received and the online attendance, we had a sufficient number for the required quorum. The Meeting was a great success in allowing all present to discuss a variety of issues. We considered the possibility of forgoing the online method for next year's annual meeting and returning to an in-person gathering as done in the past. That decision will be made at a later time. We addressed many very important community issues, including raising the annual HOA dues by ten dollars per quarter, having our required Reserve Study completed; further investigating the Short-Term Rentals question; forming a "FUN" Committee; and sending out another questionnaire regarding Mosquito Spraying.

### HOA Dues

Our new Treasurer, Lisa McFate, along with other Board members, explained why the Board, in consultation with HPS Management, found it necessary to raise the annual dues from \$480.00 to \$520.00. Last year's expenses far exceeded the money collected owing mostly to the unexpected Snow Removal charges and increased operating expenses due to inflation. This was the first increase in HOA fees in ten years.

### Short Term Rentals Committee

Many residents in BWE consider Short Term Rentals to be a very important issue. For that reason, the board will form a committee to address the topic. A number of residents expressed the need to establish better ground rules for future rentals. We are hoping for a large involvement from the community. We need your help and participation!



## FUN Committee

Our newest Board Member at Large, Joanne McShalley had a great idea - to start a committee that will be responsible for thinking of new, exciting ideas for community participation. We hope everyone will share any and all ideas you have for meeting and getting to know your neighbors.

## Treasurer Report

As mentioned, our Treasurer Lisa McFate announced that our annual dues are now \$520.00. This breaks down to \$130.00 per quarter. You have the option to pay quarterly or annually. Lisa also talked about everyone doing their part by paying their dues on time. We have a very tight budget and we rely on everyone paying their share. If you have questions concerning your dues, please call our HPS manager Hector Justiniani at 302-227-7878, or you can check your HOA account on the HPS portal [www.infohoa.com](http://www.infohoa.com)

## Real Estate Activity Summary

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 bds 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.



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.

### 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 –



- Clean driveways and yard of leaves & debris.
- Clean or wash siding, removing mold.
- Close foundation vents if recommended by builder.
- Trim branches that overhang street.
- Clean gutters and roof shingles of seedlings and debris.
- Clean and clear culverts and berm drains in front of property.

### Neighborhood News

Mark and Mary Newcott (15 Lighthouse) let us know they also needed some work done at their home and have found an honest, reliable two-person company (one lives in New Castle County and the other in Sussex). "We have had them do multiple projects and we highly recommend Shorebreak - Lee Williamson (Sussex) 302-300-0783". If anyone else has a favorite contractor or vendor that deserves some praise, please share their information with us and we will pass it on.

As mentioned previously, the Board has found it necessary to enforce penalties regarding violations to rules and regulations set forth in the Covenants. As a result of complaints from several owners, we have unfortunately had to fine a very small number of residents regarding trash, debris, machinery, lawn equipment and unregistered vehicles placed or parked in the yard in front of their homes, visible from the street. These violations are defined in the Covenants. According to regulations, fines are doubled if the violations are not corrected within a reasonable amount of time. If the fines continue to accumulate and are not paid, the HOA is forced to attach a lien to the property (along with attorney's fees), which the Board tries very hard not to do. Thank you to all residents for your care and upkeep that make our Breakwater Estates community one of the area's best.



# RECYCLING IN DELAWARE

## ACCEPTABLE

Place only these materials loose, empty, clean and dry in your recycling cart or dumpster:



### PAPER

Magazines, junk mail, paper bags, office paper, newspaper, etc.



### PLASTIC CONTAINERS

Leave lids on.



### CANS, BOTTLES, JARS

Remove jar lids and recycle separately

**KEEP YOUR RECYCLABLES  
OUT OF PLASTIC BAGS.  
PLACE ITEMS LOOSE IN  
THE CART.**



### CARTONS, PAPERBOARD, CORRUGATED CARDBOARD

## NOT ACCEPTABLE

Keep these items out of your recycling cart or dumpster:



**SHREDDED  
PAPER**



**FROZEN FOOD  
PACKAGING**



**FOOD  
WASTE**



**COFFEE  
CUPS**

Visit our  
website to  
learn how  
to recycle  
these items:



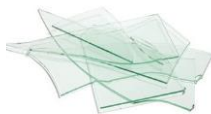
**BATTERIES**



**STYROFOAM**



**GARBAGE**



**MIRRORS  
AND WINDOW  
GLASS**



**TANGLERS**

Garden hoses,  
string lights,  
nylon rope, etc.



**SCRAP  
METAL**



**PLASTIC  
BAGS**

Return to  
retail store.



**ELECTRONICS**



**YARD  
WASTE**



[de.gov/recycling](http://de.gov/recycling)



## Upcoming Recycle Dates:

Recycle Day! on November 21, 2022

Recycle Day! on December 5, 2022

Recycle Day! on December 19, 2022

Recycle Day! on January 2, 2023

Recycle Day! on January 16, 2023

Recycle Day! on January 30, 2023

Recycle Day! on February 13, 2023

Recycle Day! on February 27, 2023

**DelDot** has finally finished the first leg of the proposed bike path that will sometime in the future go from Walgreen's to Wolfe Neck Rd. Currently the stretch that was just finished goes from Walgreen's to the curve near the intersection of Munchy Branch Rd/Shady Ridge Dr./Field Lane.



## 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.

The BWE Board of Directors wishes you a Happy and Healthy Thanksgiving and a Happy Holiday Season! As we approach the holidays, please remember those less fortunate.

## ❖ Local Soup Kitchen and Food Bank

**Just Sooup Ministries**  
[www.justsooup.org](http://www.justsooup.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

