



## BREAKWATER ESTATES Homeowners Association

# NEWS

FEBRUARY 2023

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**

### Members at Large

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

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

### Board Vacancy

The Board of Directors has announced a vacancy. Our Covenants require that we have seven Board Members. We are reaching out to you the community for volunteers. The requirements are that you attend four Board Meetings and one Annual Meeting per year. You will be called upon to evaluate homeowner upgrades and improvements. You may also be required to head up various committees that are needed to make important changes to the community Covenants and Bylaws. If you think you would like to be part of our Board, please email the Board at [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com).

### Email Authorization

Also recently, the board mailed an Email Authorization form to the community. We need your signed authorization for us to email community notices such as Annual Meeting Notice, Amendment Voting and Changes. All of us are dealing with inflation. It's tough all around. Stamps are now \$0.63 for one forever stamp. By your signing this form you can cut the amount we pay for office supplies by 80%. This is something you can do. You have five options for sending the form back. You can give it to a board member, you can fax it to HPS at 866-724-5497, you can email it to HPS at [Admin@InfoHoa.com](mailto:Admin@InfoHoa.com), you can email it to the board at [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com) or you can use the included return envelope to mail it to HPS. We have 10 residents in the community that do not use email. That leaves 82 residents that can be reached via email. To date we have only received 15 signed authorizations. Please do your part and send the signed authorization back.



## Short Term Rentals Committee

Many residents in BWE consider Short Term Rentals to be a very important issue. For that reason, in the very near future, 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! If you would like to be part of this committee, please email the board at [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com).

## Treasurer Report

As mentioned in our previous Newsletter our annual dues are now \$520.00. This breaks down to \$130.00 per quarter. You have the option to pay quarterly or annually. We have a very tight budget and we rely on everyone to pay their dues on time. 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 at [www.infohoa.com](http://www.infohoa.com)

## Real Estate Activity Summary

Prepared by Lana Warfield, who is a Board Member and resident of our community since 2000. I have been a licensed Realtor with Berkshire Hathaway PenFed Realty for over 20 years.

I am in a countdown till Spring, I see plants sprouting. As for Real Estate, this winter season has been pretty slow in terms of activity in our Munchy Branch corridor.

### BREAKWATER ESTATES

There has been no activity in our community since our last newsletter.

### FIELDWOOD

2088 Fieldcrest Drive is a 3BR, 2 Bath Class C home with a large detached garage. It was listed on November 17, 2022 for \$499,900, and settled 1/26/2023 for \$435,000.

2050 Ramblewood Dr. South was listed as a Lot Home package by a local builder for \$716,440. It was listed in May of last year and expired in December. This was going to be a large home, 4 BR 2.5 Bath, 2,900 sq. ft. By the way, in June of last year the lot for this home sold for \$235,000.

### SHADY RIDGE

There has been no activity since our last Newsletter

### KYRIE ESTATES AND PINEY GLADE

There was just one home listed and withdrawn in Piney Glade, 36418 Fir Dr. It was listed in December and withdrawn on 1/24/23. It is a 3BR 2 Bath listed for \$390,000.

We may see this come on the market in Spring.

### TRU VALE

There has been no activity since our last Newsletter.



### SHADY GROVE

This community is located off of Joseph Rd. and rarely has any activity. 23307 Shady Drive -- The property was listed as a mobile home. It was also cross-listed as a lot with a mobile home that needs to be removed. So, the lot settled December 9, 2022 for \$280,000. This is a nice lot of .73 acre.

### 18886 Munchy Branch Rd.

Although not in a community this home backs up to our homes on Lighthouse Drive. 4 BR 2 Bath with an attached garage. The lot is smaller than ours at .21 acre. It was originally listed for \$450,000. And sold 11/15/2022 for \$407,000.

### MC KINNEYS GROVE

Also, along the Munchy Branch corridor is McKinneys Grove. There has been additional activity with 2 homes showing under contract between \$791,000 - \$823,805. These homes are considered Condominium. Monthly fees are currently \$279 per month. Since our last newsletter, 4 homes in there have sold between \$561,257 - \$770,661.

In general, inventory of single-family homes in the county is low. For example, in all of Sussex County today there are only 796 homes on the market. Of those only 380 are Re-sale homes (not new construction).

And, interest rates have also fallen in the last several weeks. 30 year fixed rates are around 5.5%. I think the Spring market will provide more activity to report.

I know how lucky I feel living in the location we enjoy with spacious lots, convenient location, and great neighbors. If you think it might be nice to have a new home, consider building on your lot. Just from this issue of our newsletter, there are 2 examples of lot values between \$235,000 in Fieldwood and \$280,000 in Shady Grove.

When I help a client price a home to sell, I always look at the land values first. We have great value in our land and it is hard to find a spacious lot in the Rehoboth area. Today, the least expensive lot in the Rehoboth zip code is \$425,000. In total, there are only 7 lots for sale in the Rehoboth zip code. Just for fun...the most expensive? In town Rehoboth, at 806 Scarborough Ave., a 50'x100' lot priced at \$1,945,000.

Until our next issue, Think Spring!

## FUN Committee

The new Breakwater Fun Committee is looking forward to spring and encouraging neighbors to get out and meet new residents, rekindle friendships, and have some fun. We're going to host a **Community Yard Sale** on Saturday, May 20th, the same day as our neighbors in Fieldwood. Use these colder winter months to organize your stuff, pare down and prepare to make some cash at the yard sale. We'll do the advertising - you do the selling! Later in the afternoon, we'll have a **Summer Kick-Off Pot Luck** to celebrate the arrival of the summer season. Details to follow as we get closer.

We'd like to put on a good, old fashioned **Block Party** again. Our tentative date is in October 7th, the same day as our Annual Homeowners Meeting. It could be a double whammy - meeting in the morning and party in the afternoon! We're open to suggestions and help, so please don't hesitate to send some our way. See email below.

Keep your eyes peeled for the addition of the **Breakwater Lending Library** coming this spring. We plan to erect a free standing mini-library near the mailboxes where neighbors can donate and/or borrow books. It will be a great way to try new authors and share good reads with friends. Labor and materials will be donated for this effort. We've heard some folks talk of creating a neighborhood **Book Club**. If that's something you're interested in joining or starting, please let us know and we'll be happy to help.

There are always a ton of great things happening all around Breakwater Estates. We don't need to re-invent the wheel, just jump on somebody else's bandwagon. For example, get a group of neighbors together for the weekly summer concerts at the Rehoboth Bandstand and Stango Park in Lewes, all of the special events at Shellville, the Sea Witch Festival, the Christmas parades, events at Nassau Valley Vineyards, and more. Let's start by encouraging anyone who's interested to go hear **The Hot Sauce Band on Friday, February 24th at 8 pm at Bethany Blues Lewes**. We double dog dare you to not get up and dance as Hot Sauce performs multi-generational popular music with a unique and spicy flair. <https://www.hot-sauce-band.com>

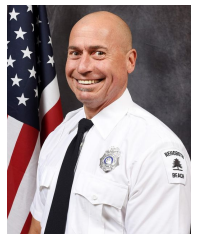
We are in the process of creating a **Breakwater Estates Facebook Page**. This will be a private page open to residents only. It will be separate from the HOA and its purpose will be to provide a place for neighbors to share news, recommendations for professionals (painters, plumbers, electricians, contractors, etc), recipes restaurant reviews, and pretty much anything of interest to our community. The page will allow for more immediate sharing of info, rather than having to wait for the quarterly community newsletter. This will be a positive and uplifting page with strict guidelines about acceptable posts and comments. The page is currently under construction and you'll receive an invitation to join as soon as we're up and running.

We're excited about bringing a whole new level of fun and sense of community to our little slice of paradise here in Breakwater. If you'd like to join the Fun Committee or have any suggestions or comments, please forward them to Joanne McShalley at [jmcshalley@comcast.net](mailto:jmcshalley@comcast.net)

## Neighborhood News

Sadly, we must report the passing of our longtime resident Mary Ann Brearton of 22 Rusty Anchor Dr. She will be missed.

On a much happier note - please join us in congratulating Aquiles Demeritis of 3 Pilot Dr. as he has become a volunteer fireman for the Rehoboth Beach Fire Company. Best of Luck, Aquiles! And Thank You for your service.



## Covenants and Need to Impose Fines

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.



## Upcoming Recycle Dates:

Recycle Day! on February 13, 2023

Recycle Day! on February 27, 2023

Recycle Day! on March 13, 2023

Recycle Day! on March 27, 2023

Recycle Day! on April 10, 2023

Recycle Day! on April 24, 2023

## 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.
- 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 number of tenants allowed for each property must not exceed twice the number of bedrooms.

## Munchy Branch Bike Path

The Munchy Branch corridor bike path seems to be going forward and will soon be extended from the corner of Shady Ridge Drive to Wolfe Neck Rd. Surveyors seen last month near the main entrance to BWE said that they are in the process of determining which side of the road to place the path on. We got in touch with the County and with DelDot and were told that if the construction impacts our main entrance sign area and the adjacent trees, the on-site supervisor will discuss that with us.



## ❖ Local Soup Kitchen and Food Bank

**Justt Sooup Ministries**  
[www.jusstsooup.org](http://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

