



BREAKWATER ESTATES Homeowners Association

NEWS

August 2023

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Website: <https://bwehoa.com>

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- **Vice President: Bill Bonn**
- **Secretary: Brian Eichenlaub**
- **Treasurer: Jeff Trigilio**

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- **Lana Warfield**
- **Joanne McShalley**
- **Nancy Hewish**

Board of Directors email
address:
bwehoabod@gmail.com

[Save the Date !](#)

Annual Meeting October 7th at 9:30 a.m.

Breakwater Estates will be hosting their annual meeting on Saturday, October 7, 2023. There have been many requests by residents wanting to have the Annual Meeting in person. Therefore, this year the meeting will be held at the Lewes Library starting at 9:30am. We are fortunate enough to have a guest speaker. A representative from **DeIDot** will be available to explain **the Munchy Branch Bike Trail Plan** and answer any questions you may have regarding that plan. We will be addressing a number of other topics, including **Mosquito Spraying, Dead Trees** at the entrance, **Short Term Rentals, Board Elections** and numerous other important issues as we prepare for the next fiscal year. Having this meeting in person is a large expense for the community. We will provide refreshments. Coffee, tea, bagels etc. But if people do not show up it becomes a waste of money for the community. This meeting is an opportunity to express your opinions regarding your community, spend time with your neighbors and learn what is happening in your neighborhood. There will be a **community block party** after the meeting starting at 4pm.

New Drop Box at Mail Boxes

For your convenience, the community has installed a Drop Box at the mailbox center. This drop box should **NEVER** be used for cash or checks. This box will be for you to deposit your Proxies, Amendment Votes, Board Nominations, Email Authorization Form and Suggestions. Using the drop box will eliminate having to mail back any community correspondence. It will save on return postage. The Take One box has moved.





Email Authorization

In reference to the above mentioned meeting, the Board is required to notify all residents of the Annual Meeting. The State of Delaware mandates that the **Annual Meeting packet**, which contains several documents, be sent by **regular mail**, which is quite expensive. The State, however, has changed that mandate and **now allows us to do this expensive annual mailing by email instead, but only if the resident authorizes us to do this.**

We already email many communications to the community, as you know, but **this particular authorization** concerns primarily the State-mandated annual meeting documents, the heavy packet we send out once a year. **We therefore need your special authorization.**

Stamps are \$0.66 each. Without your signature to authorize email mailing for the annual packet, we can incur **several hundred dollars** expense both in postage and in printing. We have 92 residents, and to date we have received only 40 signed authorizations. That means **52 residents have not responded.**

We have put the Email Authorization form in the please **Take One** bin at the mailboxes -- we urge you to pick up one, sign it and put it in the new **Drop Box**.

If you already have a copy of it, please sign it and put it in the new Drop Box.

Short Term Rentals Committee

The Short Term Rentals Committee has been working hard over the last several months to survey and solicit the opinions of all homeowners regarding short term rentals in our neighborhood. We appreciate everyone who participated and we received replies from 59 homeowners. If you did not receive the survey for some reason and would still like to weigh in, please email jmcshalley@msn.com. The Committee is currently drafting **proposed amendments** to our covenants that you will receive in the HOA Annual Meeting packet in early September. In writing the amendments, the Committee has been very careful in their efforts to fairly represent all positions regarding current and future rentals. **Please review the proposals** when you receive your HOA Meeting Packet and feel free to email any questions or comments. **There will be open discussion at the meeting on October 7th.**



Real Estate Activity Summary

(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 August 6, 2023.)

Once again, there hasn't been a lot of activity here in our Munchy Branch corridor.

Breakwater Estates -- Let's begin right on the home front. In BWE we have a home for sale at 5 Lighthouse Drive. This home just became an Active listing on Sat. 8/5. It was fully booked with appointments, and they are having an Open House on 8/6. It is a 3Br, 2 Bath, 2004 home with a one-car garage, listed at \$289,990. It is being sold As Is and has a leased Solar Panel System. I predict it will sell for over the asking price.

Tru-Vale Acres -- There is one home at 501 1st St., listed at \$329,900. It is a 2006 Modular home, 3br, 2 baths and is under contract. The lot size is only 50'x100'. Another active listing is yet to be built, a new modular home listed at \$484,000. Lot size is 60'x100'. And a lot is also for sale right next to the new house, listed for \$280,000. Lot size is 50'x100'.

Shady Ridge -- There is still a lot for sale in Munchy Court, a triangular-shaped lot with some partial wetland area on the lot.

As for **Fieldwood, Piney Glade and Kyrie Estates**, there has not been any activity.

And ... since I usually include some information about **McKinney's Grove**, here goes: There are only 4 homes of the original 21 still for sale. They are priced between \$738,000 and \$821,585 -- plus the monthly Condo Fee of \$279.00. One other is Under Contract listed for \$732,505. And, one has settled for \$823,805.

Resale Homes -- Inventory of resale homes is very low. As of today, there are only 43 re-sale homes for sale in the Rehoboth zip code area. Only 18 of them are under one million dollars with the highest priced home being an ocean-front residence at 1 Stockley listed for \$6,900,000. It was built in 1890 and is on an oversized lot, located in-town Rehoboth.

As for **our community**, I think it's a great place to call home. **Before thinking of selling your home**, consider staying here and renovating or building a new home right here on our precious land. **Hope to see many of you at the Annual Meeting, October 7th !**

FUN COMMITTEE



- Outdoor **Movie Night** - coming soon!
- **Fall Yard Sale** – Sat., Sept. 9th with a rain date of Sat., Sept. 16th
- **Neighborhood Block Party** – Sat., **Oct. 7 at 4 pm**. It's a double dose of BWE! HOA meeting in the morning and party with neighbors in the afternoon! More details to come. The Block Party is back, baby!!
- **NFL Tailgate Party** this fall. Wear your Ravens, Eagles, Commanders gear or whatever - all teams welcome. Keep an eye out for more info.
- **Seawitch Festival**- Sat., Oct. 27th. **Watch the parade** and celebrate fall at the beach from the BWE headquarters location on the parade route. More details to come.
- **Santa Pub Crawl** to support **Toys for Tots** Sat., Dec. 4 in downtown Rehoboth.
- Do you have a **fun idea**? We want to hear it. **Email jmcshalley@msn.com**
- The **BWE Lending Library** is open for business and business has been brisk! Did you read something that you really enjoyed? Share your thoughts on our Facebook page.



Do you like **reading**? Are you interested in getting together with others to discuss the most recent book chosen? **Please email Lisa Durant** at LMDURANT8@GMAIL.COM to see if we can get a community **book club** started this fall.



Treasurer Report

Many residents have forgotten that the annual dues were raised last year and they are still paying \$480. Breakwater Estates' annual dues are now: **\$520**. 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



Facebook Page

The **Breakwater Estates Facebook Page** is up and running. It's a closed group, open to residents only. The purpose of the page is to help foster a sense of community and belonging in Breakwater. It's a great place to share recommendations of local service people (plumbers, electricians, lawn services, etc.); restaurant reviews; recipes; happy events like births, birthdays and anniversaries -- and more. If you've lost your pet - post; dropped your sunglasses while out for a walk - post; need a babysitter - post; want to compliment someone's beautiful garden - post. **Our Facebook group is a site for positivity, not for addressing community issues.** It is not connected to the Homeowners Association, so matters relating to the HOA should be addressed to bwehoabod@gmail.com or <https://www.infohoa.com>. This is a private page open to residents only. The page allows for more immediate sharing of info, rather than having to wait for the quarterly community newsletter. This is a positive and uplifting page with strict guidelines about acceptable posts and comments.

--**To join the FB group**, please go to <https://www.facebook.com/groups/breakwaterestatesrehobothbeach/>. You'll be asked to verify that you are a resident by answering two

questions. Once verified, the group administrator will admit you to the group -- usually within 24 hours.

Anything you post will be reviewed by the our FB admin before it appears on the page. The reason for the review is just to make sure that nothing unintentional accidentally ends up on our nice, happy little neighborhood page.

We hope that our Breakwater group helps to further connect our neighbors with each other. **If you have any difficulties joining, please email Joanne at jmcshalley@msn.com.**

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.

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.

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 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 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.

Newsletter originally designed by Cady Bell.