



BREAKWATER ESTATES Homeowners Association

NEWS

May 2024

HPS Phone: (302) 227-7878

Board Email: bwehoabod@gmail.com

Website: <https://bwehoa.com>

In This Issue

- Beautiful Breakwater
- Transition from HPS
- Road Repair
- Summary of Real Estate Activity
- "FUN" Committee
- Friendly Reminders & Covenants

Board of Directors

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

Members at Large

- Lana Warfield
- Joanne McShalley
- Nancy Hewish

Board of Directors email
address:
bwehoabod@gmail.com

Beautiful Breakwater

Our Board and fabulous volunteers have been hard at work. We have replaced the stones at both entrances and put potted flowers in the front entrance and under the lending library. We are always looking for volunteers and suggestions on how to make Breakwater even more beautiful.



Transition from HPS

In a recent email, we announced that we would be ending our five plus year relationship with HPS. The Board has been very busy preparing for this transition. We have recently set up a new phone number for the HOA which is 302-278-0977. Feel free to call and leave a message or ask a question. We also have arranged with the post office to have our old address again. That address is 2 Rusty Anchor Dr. We need to emphasize that we will not officially leave HPS until December 31, 2024. In the meantime, we are trying to arrange for every scenario so that it is a seamless transition. If you have suggestions, please let us know.

Road Repair

The Board has also been busy getting quotes on road repair. Three areas on Breakwater Dr. are especially in need of repair due to tree roots. Those areas will be addressed first and then we will have the many cracks in the roads filled. Hopefully, that will be scheduled in the fall after the summer rush.

Wire Grass Control is a very important part of caring for the roads. In preparation for the summer, trim any live or dead wire grass that is encroaching on the asphalt. Our roads are our most valuable asset and it takes everyone's cooperation to keep this under control.



It is the responsibility of residents to ensure that wire grass does not encroach on the asphalt.

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 May 3, 2024.)

Happy Spring and almost Summer to our Breakwater neighbors. In the last 82 days, since our last Newsletter, there hasn't been a lot of activity. Tru Vale Acres was the busiest and a couple of transactions in our own **Breakwater Estates** :

6 Beacon Dr. settled on March 15 after 73 days on the market for the listing price of \$450,000.

11 Lighthouse Dr. was listed on March 30 and after only 4 days we received multiple offers. It is listed for \$400,000 and is scheduled to settle on May 17. Sorry, until it settles, I can't reveal the selling price.

There was **no activity** at all in **Fieldwood, Shady Ridge or Piney Glade**.

Kyrie Estates — 3609 Joseph Dr. was listed on March 12 for \$429,000, went under contract in 6 days and settled on April 5 for \$470,000.

Tru Vale Acres

It has been very busy this quarter with 5 transactions:

604 Midway Drive was listed April 20, went under contract in 6 days and is due to settle later this month. It was listed for \$359,900.

504 Fourth St. was listed for \$325,000. On February 2 it was under contract in 5 days, and settled on February 23 for a whopping \$400,000 — yes, \$75,000 over the List Price.

310 South Drive was listed February 26, went under contract in 3 days and sold for the list price of \$240,000. This home was sold As Is and needed work.

516 South Drive was listed November 7 and was on the market for 85 days before it went under contract. It was listed for \$434,000 and settled on April 15 for \$420,000.

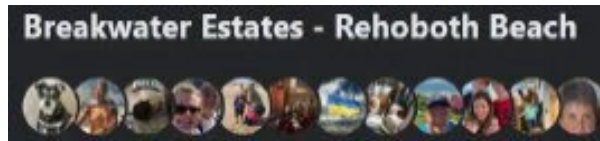
504 Third St. This 2015 modular was listed on March 9 for \$370,000, went under contract in 4 days and settled on April 24 for \$375,000.

McKinney's Grove — The single family condos on Munchy Branch are just about sold out. The last 4 homes are either sold or under contract to settle. Prices range from one home that sold for \$679,900 to one under contract for \$821,585. Plus, condo fees of \$279 per month. Although these are not really comps for our community, I include them to illustrate the value of our land and location.

And finally, there was **no land sale** activity since our last Newsletter in our Munchy Branch corridor.

So, it is clear by the prices and speed with which the homes are being sold that our Munchy Branch corridor has been discovered and is in demand. I hope you love our community and are glad to call it home or second home. It is so nice to see so many neighbors making improvements. The beautiful new Simmons home on Breakwater Dr. is finished and what a great asset to the community!

So, why move when you have already chosen a great location! Invest in the home and location you are now enjoying.



Breakwater Facebook Group

We currently have 56 members in our neighborhood Facebook group. 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. 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>

Fun Committee

The Fun Committee is looking forward to a great summer. Our Annual Spring Yard Sale will take place on Saturday, May 18th with a Summer Kick Off Party the same afternoon on Lightship. We've advertised in the Cape Gazette and on the Next Door app. Thin out your closets, shed and garage and make some money. Join friends and neighbors at 4:30 Saturday afternoon to welcome in the summer season at our pot luck party. Bring your beverages and something to share and enjoy some laughs. The Yard Sale rain date is Sunday, May 19th.

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!

Coming soon to the mailboxes near you ... The BWE Produce Stand! So many of our neighbors have green thumbs and grow wonderful vegetables in their gardens. Some have quite a bounty and generously share with friends. We're going to build a small stand next to the Lending Library and stock it with some little baskets, if you'd like to share your harvest with residents. You'll be able to pick up your mail, a book for the beach, and a tomato for your salad all in one stop!

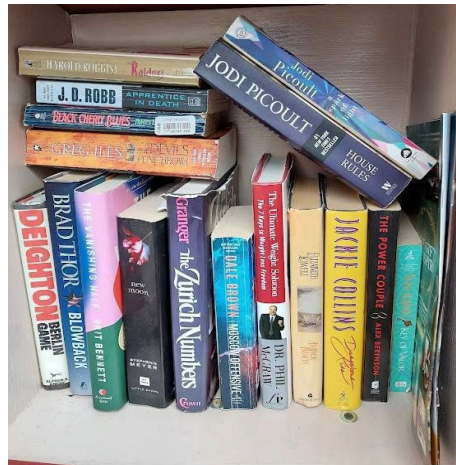
There are so many wonderful events going on all around us such as concerts and Farmer's Markets in Rehoboth and Lewes. Please join our Facebook group, closed group open to BWE residents only, and we'll post updates on things going on in the community as often as possible. Here's a link to the Rehoboth Bandstand Summer Concert line-up <https://www.rehobothbandstand.com/events/> and the Lewes Canalfront Park line-up <https://www.lewescanalfrontpark.org/events> and the Lewes Stango Park Concert Series <https://www.ci.lewes.de.us/220/Summer-Concert-Series>

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.

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 long, lazy summer days upon us, it will be great to enjoy a good book on the beach or your deck or patio.



Springtime Reminders ...

Don't forget to open your foundation vents for good ventilation in warmer weather.

Vent in open position



- Be sure to clear the culverts and drains of leaves and debris left over from the fall and winter.
- It's a good time to clear the berm and yard of fallen sticks and branches, especially those that have fallen close to our roads.

Empty any water collecting in pots or containers to discourage mosquitoes.



Important Covenant Items & Amendments

- The board of directors is authorized to establish **finances** 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 of 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 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.