



## BREAKWATER ESTATES Homeowners Association

# NEWS

August 2024

HPS Phone: (302)227-7878

Board Email: [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com)

Website: <https://bwehoa.com>

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- **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](mailto:bwehoabod@gmail.com)

### ANNUAL MEETING OCT. 5<sup>th</sup> at 9:30 am

The Breakwater Estates Annual Meeting will take place on October 5, 2024, at the Lewes Library conference room at 111 Adams Ave. Come as early as 9:00 am to sign in, meet your neighbors and enjoy coffee, tea, donuts, and bagels. There will also be a community Block Party at 4:00 pm the same day.

At the meeting we'll be discussing our transition to self-management, in addition to recent improvements at the entrances and the mailbox area. Please be sure to attend or send in your signed proxy if you cannot attend.

Next month you will receive a Meeting Packet either by USPS mail or by email if you have given us permission to send important community documents via email.

A proxy will be included in the meeting packet. We strongly urge you to complete a proxy far in advance of the Oct. 5th annual meeting, even if you are planning to attend. This is to ensure that we have a quorum in case for some unforeseen reason you are unable to attend the meeting.

**Please return the Proxy by Friday, September 27, 2024.**

You can either put your signed Proxy in the Drop Box at the mailbox center, or mail it directly by USPS to the HPS address Attn: Annual Meeting Documents P.O. Box 1056 Havre de Grace, MD 21078, or by FAX (866) 724-5497, or email it to our BWE email address ([bwehoabod@gmail.com](mailto:bwehoabod@gmail.com)), or email it to HPS at [admin@infohoa.com](mailto:admin@infohoa.com).

For your convenience, there will be extra Proxies in the "Take One" box at the mail center.



As mentioned in our previous newsletter and in a recent email sent to the community, the Board is working toward self-management, as many smaller HOAs are doing nationwide. We will soon be providing detailed information regarding the transition, especially in how it will impact where and how you will be sending in HOA dues. We encourage everyone to attend the Annual Meeting on October 5th. The official transition from HPS to self-management will be December 31, 2024.

Here is some helpful information that you can refer to:

### **Why are we transitioning into self-management?**

- To put it simply – the rising costs of our contract with HPS. The HPS property management fee increased this year by 6.5%. Our base yearly fee to HPS is now \$7,642.00/year (not including many extra add-on fees). Over the years, the Board has taken over many of the duties of HPS due to the add-on fees HPS charges our community. By moving to self-management, we would no longer have to pay for an outside management company. These savings could then stave off any future increases in our community dues. Dues would remain the same, but rising costs could be absorbed over the next several years without having to pass them on to homeowners. And yes, even though we will not be paying management fees, there will still be the regular yearly costs associated with our community as presented in the budget.

### **Will the Board members be able to keep up with the quarterly billing and record keeping?**

- Yes. With the use of Excel and QuickBooks, which we now use with HPS, we will continue with these programs and take over the quarterly billing and record keeping now performed by HPS.

### **How will this affect me?**

- We are anticipating that the only major change will be where you send your quarterly payments. Homeowners will need to change their quarterly payments to our new BWE account and/or mail them to the new address listed below. If owners have automatic payments, they will need to update their bank account information to include the new BWE billing address. We suggest you do that sometime after Thanksgiving for the January 2025 first quarter payment.

Below are two ways to reach the Board. Note also the community website.

**Email:** bwehoabod@gmail.com

**NEW Phone:** 302-278-0977 Please leave message. Voice mail is monitored daily.

**Website:** www.bwehoa.com

Please make note of the new address (see below) and the new phone number. Keep these handy.

The contact phone number and mailing address are both new. The email and website address are the same as they have always been:

**Make checks out to:** Breakwater Estates

**HOA NEW Mailing Address:** Breakwater Estates HOA, 2 Rusty Anchor Dr., Rehoboth Beach, DE 19971

### **What about all the other things besides HOA payments? How will the community bills, architectural requests, late and delinquent accounts be dealt with?**

- Homeowners could mail in their quarterly payment at our new address above. And yes, homeowners are able to pay the entire yearly amount (currently \$520.00) all at one time if they do not want to make quarterly payments. If you are making an electronic payment from your checking account, please have it mailed to the above address (2 Rusty Anchor Dr.), and please put your name and house address on the payment. Regarding payments made by electronic transfer (from bank to bank), we will get that information to you as soon as possible.

### **How will we make the quarterly HOA payments?**

- In December 2024 HPS will turn off the portal where you pay your HOA Dues and transfer each resident's financial status to the Board. You will not be able to pay your dues through the HPS portal after December 1st, 2024.

### **Will I get quarterly reminders about payments due and where to mail them?**

- Yes, email reminders will continue to be sent to homeowners who have an email address on file. If you do not have one on file with us, now would be a good time to create one. If you do not have an email address, a paper bill will be sent out, but again, this increases costs to the community and causes more time and effort for board members.

### **Will the transition be smooth and seamless?**

- We hope so, but with any change there will be questions and unforeseeable issues. That is why we are informing community members now so you can come to the community meeting with questions and concerns about matters that we may have forgotten to address. You may also write the Board ahead of time with any questions (see email below). We believe the more details that we iron out now, the smoother the transition will be in January 2025.

### **Who do we call/write if we have questions?**

- Please send an email to [bwehoabod@gmail.com](mailto:bwehoabod@gmail.com), or you can call 302-278-0977 and leave your name and number and we will call you back about your question(s). Both are monitored daily.

## **Roads**

The Board has gotten three estimates for repair and crack fill throughout the community. 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. We decided to go with Matt's Paving who have done work for the community in the past. The work is scheduled to begin September 17th.

### **The Munchy Branch Pathway Phase II – Bike Trail Expansion**

To begin on 3/1/25 – this is an approximate date but it should be late winter/early spring 2025.

Duration of the construction – 95 calendar days.

The scope and plan has not changed since last year's Annual Meeting.

The contractor will work 24/7 for the first 60 calendar days (duration of the detour). After the detour is lifted, the remaining construction (about 25 days) will be done during normal work hours (no night work for the last 25 days).

Advanced warning signs will go up 10 days before the contractor is scheduled to begin construction. Beyond that, DelDOT has a notification service where you can sign up and choose what notifications to receive. The address can be found here: [Delaware Notification Services \(finalsiteconnect.com\)](https://www.delaware.gov/transportation/delaware-notification-services)

### **BWE Street Lights**

The Board has reached out to DelMarVa Power to change the fixtures to LEDs. We have 35 Street Lights in the community. They will change 20 Light Fixtures this year and the rest next year. Making the change to LED fixtures should increase the lighting and reduce the cost of electricity.

**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 August 6, 2024.)*

We are in the lazy days of Summer and that is also true for our Real Estate market in our Munchy Branch corridor. There has been very little activity. So the following includes all of the activity in the Multiple List since May 3, 2024.

### **BREAKWATER ESTATES**

In our last Newsletter, we had 11 Lighthouse Drive under contract after only 4 days on the market. It was listed for \$400,000. We received multiple offers and it sold for \$445,000.

### **FIELDWOOD, KYRIE ESTATES, PINEY GLADE, SHADY RIDGE**

No activity in any of these communities.

### **TRU VALE ACRES**

604 Midway is a 1988 double wide that was listed April 20th for \$359,900. It went under contract after 20 days, and settled on June 21st for \$342,500. It has 3Br, 2Baths and the lot measures 0.21 acres, which is less than half the size of our lots in BWE.

**35605 Wolfe Neck Rd.** is a 1955 1,265 sq. ft. home listed on July 5th for \$379,000 and after 4 days was under contract. It settled on July 29th above asking price for \$382,500.

There were NO LOTS listed or sold in the Munchy Branch corridor.

**McKINNEY'S GROVE** is the new community of 20 single family homes that are part of a condominium. The final home is now under contract and since our last edition of the newsletter, two homes have sold – one for \$761,173 and the other for \$799,900. They also have monthly fees of \$278.

I mention McKinney's as an example to realize what a treasure we have in our own neighborhood, our beautiful land and our spirited community.

Hope to see you all at the Annual Meeting.

## The FUN never ends in Breakwater. Please mark your calendars with these upcoming events.

1. Outdoor Movie Night – we've had some equipment issues, but hope to finally put on a movie Thurs., Aug. 29. Keep an eye on your email and our Facebook page for details soon.
2. Annual Fall Yard Sale – Sat., Sept. 28 from 8 am - 1 pm. Several folks have asked for a later date, so we pushed out a few of weeks hoping for great weather and crowds.
3. BWE Block Party – Sat., Oct. 5 at 4 pm, the same day as the Annual Meeting. Hopefully everyone will be in town for the HOA Meeting in the morning and ready to party in the afternoon. More details to come.
4. Seawitch Festival Parade – Sat., Oct. 26. We'll have a headquarters set up on Rehoboth Ave. if you'd like to watch the parade from there or just stop by and say hi.
5. Santa Bar Crawl to benefit Toys for Tots and Tunnel to Towers – Sat., Dec. 7, downtown Rehoboth. Dress in your Christmas best and spend the day with other revelers for a couple of great causes. This is a huge event and we are jumping on the bandwagon. See <https://rbsantabarcrawl.com>.
6. Wreaths Across America – Sat., Dec. 14 – Epworth Cemetery downtown. If you're not familiar with WAA, please click on the link and find out how you can have one of the most meaningful Christmas experiences this year. We'd love to have a volunteer group from BWE. See <https://www.wreathsacrossamerica.org/>

If you have any ideas or suggestions or would like to join the Fun Committee, please email us.

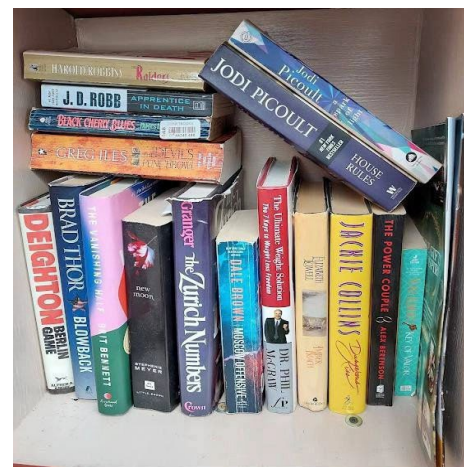
### BWE Veggy Stand

The Veggy Stand at the Mail Center has been a great success! Neighbors sharing their bounty with Neighbors. You can find everything from Sweet Peppers, Hot Peppers, Cucumbers, Fresh Basil, Peaches and a variety of Tomatoes.



### 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.



## Important Covenant Items & Amendments

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