

W A V E L E N G T H

NEWSLETTER OF THE BREAKWATER HOA

Right Property

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PRESIDENT'S NOTES

Despite what it *feels* like outside, this really is December, and 2015 is quickly winding down. Q4, 2015, was a busy one.

- Favorable terms were reached in a sidewalk settlement that was over a year in the making, long awaited final sidewalk repairs have begun, and sidewalks along Overfalls Drive South are now complete;
- Breakwater owners have voted overwhelmingly in support of a conversion from propane to natural gas;
- Tree line maintenance has continued, with an extensive vine eradication effort now complete;
- A new vendor, Heron Creek, has been selected to handle snow plowing, should the winter call for it;
- A task force has been established to study the possibility of buying out our costly water contract with Tidewater/White Marsh in favor of obtaining our own well;
- A new Board of Directors is in place and two Officers have been appointed: a Board Treasurer and Board Secretary. Breakwater now has its first duly elected Architectural Review Committee, and many additional neighbors have stepped up to serve on Committees, whose Chairs are now submitting monthly progress reports to the Board of Directors for sharing with you at open Board meetings;
- The Breakwater Communications Committee has amped up its efforts to keep you in the loop as to business affecting your community. Nearly 20 communications have been sent to our neighbors since late September, and the Quarterly Newsletter is now being produced entirely in-house by those same committee volunteers;

Last but not least, call it *deja vu* or *auld lang syne* ... Right Management has returned to Breakwater!

MJP

A MESSAGE FROM RIGHT PROPERTY MANAGEMENT . . .

Right Property Management is delighted to be back in Breakwater. We have heard from many of our friends and appreciate the kind words. The transition is still in progress so bear with us as there is much to do. We have already dealt with a few owner issues so do not hesitate to contact me at RPM mwright@rightmgmt.com if I we can help you in any way. We have some equipment issues in the Fitness Center and are working on them as we speak. While on that subject, please remember to put down any window that you open and turn off the lights when you leave and no one else is there. It helps with the Heat Bill (if we ever need that) and the AC Bill as well.



CONTACTS AT RPM

Martha Wright has been assigned as our community's Property Manager. She is the Senior Property Manager and one of the owners of the company. She will be working very closely with Gail Launay Tarlecki in transitioning our community and going forward.

MARTHA WRIGHT

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Wishing You HAPPY HOLIDAYS From the Staff at RPM

HOA Dues, Homeowner Questionnaire

You will receive your "January statement" for HOA dues shortly. Due to a change in Property Management, your homeowner dues payment deadline is being extended to January 15. All other payments will be due on the first of the month. Right Property Management will always send statements well in advance of the 1st day of each quarter when your assessment is due to be paid. When paying, make checks payable to "Breakwater Homeowners Association" and not to Right. If you're using a bill pay service, notify them as soon as possible with the new property manager address.

Earlier this month, Right sent an Owner Questionnaire to verify homeowner's personal information so they can make sure all records are correct. If you haven't already, please complete the form and send it on to them.

Tips for Winterizing Your Home

Right Property Management has provided important tips for winterizing your home. See the following page for their suggestions.

You can also visit the Schell Brothers website for more information on winterizing: schellbrothers.com/homeowner-care/tips/?tag=winter



Winterizing Your Outdoor Shower

by Marlene Sugden

Here is the way to properly winterize your outdoor shower:

- * Locate the hot and cold water pipes that run to the outdoor shower.
- * Turn each valve to the left to shut off the water supply.
- * Turn shower faucet handle to the "on" position, to drain the pipes. Leave it in the "on" position to drain any moisture during freezing temperatures.
- * Remove the shower head by twisting it off the overhead pipe. Store shower head indoors.

Homeowner Changes to Property

by Bruce Summer

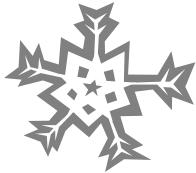
When you wish to make any outside changes to your property, whether landscaping, fencing, patios, porches, changes to the footprint of your home, etc., the changes must be **pre-approved by the Architectural Review Committee (ARC) before work can begin.** Changes must follow the guidelines in the Breakwater covenants and on the website where you can download the application and detailed instructions. The application can be found at Breakwater-Lewes.com under Information/Forms/Docs. Completed applications are sent to Right Property Management. Additionally, when making landscaping changes there must be a signed contract with Sposato as they will need to make adjustments to the irrigation system. The ARC meets the first and third Thursday of the month to review applications. If you have any questions at all, please contact the ARC. Members are: Bruce Summer, Chair, bls1949@aol.com; Richard Camp, fokdvii@msn.com and Richard Jundt, rjundt@intercom.net

Fitness Center Etiquette

by Marlene Sugden

Here are a few reminders when using the Fitness Center:

- Turn off lights, fans, exercise equipment and TVs after your workout.
- If you open a window, please close it when you leave. Windows left open can lead to vandalism.
- Please do not adjust thermostats.
- Be considerate of others and use earbuds and wipe down equipment after use.



Is Your Home Ready For Winter? Have You Taken The **RIGHT** Steps to Prepare?



It is very important that every owner remember to take the following winter precautions:

Your heat should be set at 55 degrees:

- Keeps humidity from building up;
- Keeps pipes inside from freezing and bursting; and
- Open the cabinet doors under your sinks to allow for warm airflow;

We also encourage you to:

- Turn off the water supply to your home, if possible;
- Turn off the electric to your water heater after it has been drained;
- Turn off the water supply to the ice maker.

If you have an outside shower:

- Please winterize;
- Take your hoses in; and
- Drain the lines and make sure you have frost free hose bibs.

*If you are unable to perform a full winterization and plan to be away for any reason, please contact **RIGHT Property Management** at 302-727-7000 and schedule the work to be done. Our maintenance staff is available to provide any needed assistance. **RIGHT Property Management** can perform a bi-weekly inspection of your home for a fee of \$50.00 per month.*

The inspection includes the following items:

- Check home temperature and temperature setting;
- Check security;
- Check for leaks/broken pipes;
- Check for open or unlatched windows;
- Complete an inspection report to record date and time of inspections.

Community Updates by Mary Jo Porreca

Sidewalk Settlement: Lengthy sidewalk negotiations have come to a close with an amicable and very favorable settlement, which includes a \$300,000 Letter of Credit from Schell Brothers as collateral for a 20 year warranty covering all residential sidewalks in Breakwater. This agreement means that owners will be spared the possibility of costly assessments in the future, should sidewalk failures occur.

Sidewalks have been completed along Overfalls Drive South and sidewalk/curb repairs have begun on Overfalls Drive North, with additional inspections and repairs slated for early spring, community-wide.

Sadly, vandals defaced some of the beautifully-laid replacement slabs. A Breakwater Community Watch will be formed to keep a close eye on future repairs and owners will be asked to report any suspicious activity immediately to both Management and State Police.

Pending completion of sidewalk repairs and street pavement repairs (see related article), final top-coating will proceed. Joint annual sidewalk inspections by the HOA and Developer will be conducted moving forward, in accordance with the warranty.

Street Top-Coat: Your Board of Directors has had two Structural Engineers weigh-in on what appears to be a steady worsening in the condition of the asphalt base coat on the streets throughout Breakwater. Widespread “alligatoring” (cracks) and failed repair patches indicate the possibility of a serious problem with the sub-base.

The Board has been advised to commission the digging of random test holes in the streets in order to determine whether there is a structural deficit. While this will further delay the top-coating of our streets, it is vital that we ensure that the foundation is structurally sound before the streets are finished.

As with the sidewalks that are deficient in the sub-base required by site plans filed with the County, pavement failure could cost the community hundreds of thousands of dollars in repairs, should it not be addressed prior to top coating.

This Board has a fiduciary responsibility to ensure that the development is turned over to owners in structurally sound condition and is working vigorously to solve the structural issues.

In the meantime, Mark Fitzgerald, of Schell Brothers, has stated that their goal is to have the streets and sidewalks finished by the end of May, 2016. In the interim, Ben Gordy, of Ocean Atlantic, has stated that he will see to it that temporary patches are installed this year in the massive horizontal trench on Pilotboat Drive near the mailboxes and in the large pothole on Overfalls Drive North near Shoal Road.

Please Don't Park on the Sidewalks

Please be courteous to your neighbors and do not park vehicles over any sidewalk surfaces. Our sidewalks are one of our community's greatest features for both aesthetic and safety reasons. Residents, including children, utilize the sidewalks for walking, jogging and walking their pets. If your neighbor parks on the sidewalk, please talk to them first as they may be unaware of this rule. If a problem persists, please contact Right Property Management.

Natural Gas Conversion Vote

by Nick Hoogs

The balloting has been completed as to homeowners' preference for natural gas conversion or remaining on the propane tank farm:

An overwhelming preference has been expressed for conversion:

- Total ballots received: 163 from a total of 185 homes or 88% of returned ballots (Around 20 homeowners have yet to submit ballots despite repeated attempts to engage them)
- In favor of conversion: 159 (86% of the total community; 97+% of the votes cast)
- For remaining on the tank farm: 4 (2% of the community)

Results by home type:

- Single Family Homes (80 total): 72 in favor of conversion (90%); 1 in support of remaining on the tank farm (1%)
- Twins Homes (69 total): 63 in favor of conversion (91%); 2 in support of remaining on the tank farm (3%)
- Townhomes (36 total): 24 in favor of conversion (67%); 1 in support of remaining on the tank farm (3%)

Kudos to the Breakwater Natural Gas Committee headed by Walt Makos, with Diana Pollisino as Board liaison.

Given the overwhelming support for conversion, the HOA Board is formally requesting Chesapeake Utilities (distributor of natural gas to homes in Delaware) and the Delaware Public Service Commission to set a timeline for beginning the work. The Board will keep homeowners updated on progress toward conversion.

Street Lights

by Diana Pollisino

There has been some concern expressed that Breakwater has too few or misplaced community street lights. The Board has recently reviewed the existing lights against the developer's community plan to check if all street lights designated on the map are placed in the community.

The good news is that Breakwater has 24 street lights, 4 MORE than the original plan called for.

Unfortunately, only 5 of these lights are placed per the community map. A number of lights have been misplaced, that is, located across the street or located elsewhere than on the map placement. Furthermore, lights have not been placed in several spots where safety concerns might have dictated: at the cluster of mailboxes on Pilotboat Drive or at Pilotboat's overflow parking lot and at the two overflow parking lots on Roebuck Lane.

It is the County's Planning and Zoning Department that signs off on community street lighting. The Board is reaching out to that Department to ensure that plans are followed and safety is ensured, prior to the completion of Developer Turnover.

Social Committee Update by Gloria Hearne

We just had a successful Longwood Gardens bus trip on December 8, which included a trip to the Mendenhall Inn for dinner. The food and company and venue were great! It was fun to get into the Holiday Spirit by singing carols together in the Organ Room of the conservatory at Longwood!

Carol Materniak is working on a wine tasting activity for the end of January or early February. Stay tuned to the Breakwater website for further information!

If anyone has any ideas for activities that we could organize, please send an email to gloriahearne@ymail.com and we will take them under advisement.

HOA Board Meetings - Winter 2016

January 15, March 18

The Breakwater HOA Board of Directors meets on the third Friday of each month at 7pm, downstairs at the Hotel Rodney in Lewes. All owners are welcome to observe this working Board session. A Public Comment session will be included. NOTE: There will be no February Board Meeting.

WAVELENGTH, the Breakwater HOA Newsletter, is published quarterly by the HOA Board of Directors and the Communications Committee.

Visit the Breakwater website for up-to-date information, important forms and documents, the latest Breakwater calendar, homeowner contact information and much more.

Wavelength Newsletter Staff:

Editor, contributing author and layout: *BR Breen*
Communications Committee Chair: *Nick Hoogs*
Webmaster: *Murray Summers*

www.Breakwater-Lewes.com

Happy Holidays!



2015-16 HOA BOD and Committees

Thanks to the Breakwater residents who have volunteered to serve on the Board and our committees.

HOA BOD (Board of Directors)

Mary Jo Porreca, President
Diana Pollisino, Vice President
Barb Moritz, COA Representative
Randy Taylor, Treasurer
Rick Moritz, Secretary

Architectural Review Committee (ARC)

Chair: Bruce Summer
Richard Camp
Richard Jundt

Reserve/Budget Oversight Committee

Chair: Lorrie Schenning
Cathy Knowles
Cynthia Campbell
Mike Sugden

Grounds/Landscaping Committee

Chair: Chuck Taylor
Tom Sturgis
Ray Scott
Mindy Schmidt

Pool & Fitness Committee

Co-Chairs: Ed Lightcap &
Marlene Sugden
Ed Berringer
Bejay Hoffman

Social & Welcoming Committee

Chair: Gloria Hearne
Carol Materniak
Pat Scott
Tina Jundt

Communications Committee

Chair: Nick Hoogs
BR Breen
Murray Summers