

WAVELENGTH

NEWSLETTER OF THE BREAKWATER HOA

PRESIDENT'S NOTES

Thanks to an early spring, volunteers and vendors have gotten a head start on their effort to beautify Breakwater in time for the summer season. To date, long-buried landscaping lights have been unearthed along the entryway to our community and LED bulbs have been installed to increase illumination. Additional lights will soon be installed alongside the few trees and evergreens that were skipped in the original plan.

You've probably noticed that the flags have been removed from the entry circle. As we reported in a recent communication update, replacement flags are on hold pending selection of a new design plan for that portion of the community. The Landscaping Committee has been hard at work interviewing professional planners for what will be a long-term, multi-tiered approach to completing the overall landscaping of our Community, starting with the entrance. Work on this plan will be phased in, as funds allow. Look for a marked improvement in seasonal plantings soon, followed by a sprucing-up of the entrance signs, which will likely be in for a total re-do in 2017.

The Pool and Fitness Committee has also been busy, including planning for interior painting of the fitness center--the first time in nine years--and replacement floor covering. Power washing and painting are also on tap for the pool and playground surround, and the playground will be properly weeded and mulched. Meanwhile Right Management has been instrumental in securing a

new fitness center cleaning crew and replacement Ellipticals for machines that had outlived their life expectancy.

Life expectancy of various common elements is currently being evaluated in accordance with a Reserve Study being overseen by our Reserve Study and Budget Committee. The last Reserve Study was completed in 2011; much has changed since then and the 2016 study, once complete, will help the Board assess Breakwater's financial health and establish a sound maintenance plan and budget for the years ahead.

The Natural Gas Committee has shown extraordinary dedication in its effort to assist Chesapeake Utility in its conversion of our community. Alas, the process is a far more lengthy one than we had been led to believe at that big meeting with the utilities last fall. Look for details under the Natural Gas heading in this newsletter.

Last, but certainly not least, the Communications Committee has been working overtime in its effort to keep you informed of the many happenings at Breakwater during this pivotal transition year. And it has continued to make improvements to the Breakwater website. Look for details in the pages ahead related to email enhancements and a new Classified section, coming soon.

So many changes are happening at Breakwater! Kudos to the generous efforts of our many talented volunteers. What a very great honor and pleasure it is to work with this amazing group!

MJP

Breakwater Website News *by Murray Summers*

As you should know by now, Breakwater has two (count ‘em: two) websites for your surfing enjoyment. There is of course, the official www.breakwater-lewes.com site, where official and important info is kept, such as homeowners contact information, important forms and documents (like the HOA bylaws and covenants, ARC application forms, HOA Board meeting notes, and the Breakwater newsletters); and there is also a Facebook page where homeowners can post photos and announcements of their own, including advertisements for goods and services they can offer. To access the page, go to <http://tinyurl.com/z3eb85z>; to join the group, contact Misty Pileggi at mpileggi@comcast.net.

Speaking of advertising, there will soon be a special part of the official Breakwater site where homeowners and others can post promotional announcements or ads for goods and services – see the “New Classified Section” article below.

Because communications from the HOA Board to Homeowners are important and sometimes contain critical information to our community, the Board has decided to take several steps to improve the current announcement procedure:

1. In the future, the only announcements that will be automatically broadcast to the entire Breakwater community will be official, HOA-related announcements from the Board;
2. Notices of events such as field trips, gatherings, trainings, and other items of potential interest to the Breakwater community will be posted to the website only, and not automatically broadcast by email;
3. So that the Board can be confident of having communicated with the entire community, all homeowner email addresses, both public and private, will be used for these official broadcasts, (previously, these broadcasts were made only to those who had explicitly subscribed to them).

As a result, it is critically important that you check your personal information by finding it in the Homeowner list of the website (if you don’t remember the necessary password, please contact Murray Summers or Nick Hoogs – breakwatercomcom@gmail.com), and submit any changes to Murray or Nick. We want this list to be complete and accurate.

New Classified Section on the Website Coming Soon *by Murray Summers*

The HOA Board has requested that we implement a CLASSIFIED function for the website. This function will allow homeowners who have items or services for sale to make that information available to the Breakwater community at large - it will also allow outside vendors to post ads for a small fee. The ads posted to the website will be visible only to Homeowners who sign into the Breakwater website using the existing password.

To do this, some additional security steps need to be taken so that only authorized classified items appear on the website. This means that, if you wish to post a classified ad, you need to REGISTER with the website first. (Note: This is a requirement ONLY to *post* an ad, not to *read* the ads that have been posted.) There will be a “Register” option added to the main menu of the website. When you click on that option, you will be taken to a page requesting a Username, E-mail, and Password to complete the registration. Any successfully registered individual will be able to submit a classified ad by returning to this page, entering their information, and using the Log-In option. Full details of this Classified feature will be made available after the Board has approved the procedure.

Community Updates *by Mary Jo Porreca*

Street Update: The Breakwater HOA has hired Kercher Engineering of Georgetown to ensure that all necessary street repairs will be performed properly prior to top-coating. Kercher dug selective test holes throughout the community to assess the underlying foundation and will release its findings to the Board soon. Kercher engineers will also be onsite while the County makes its extensive patches and repairs. **Top-coating is planned for completion in May, 2016.**

Sidewalk Update: Developer crews are in the process of making final adjustments to sidewalk caulking. Sidewalk inspections are currently in progress. Final sidewalk repairs are planned for completion in May, 2016.

Street Lights: Six additional street lights will be added to the community, including one for the communal mailboxes on Pilotboat Drive. Existing street lights will be serviced to correct arcing and other issues and bulbs will be replaced with LEDs, at no additional cost to the Community. The work order was placed more than a month ago. Right Management is in contact with Delaware Electric Co-op weekly in an effort to expedite this project.

Turnover Update: A Transition Study compiled by Breckstone Associates of Wilmington has been formally presented to the Developer, along with a list of infrastructure items in need of attention. The HOA anticipates that the entire community will be turned over to the owners before the end of the year.

Tree Line: Your Board of Directors began addressing tree line issues in 2015 and the following first-ever maintenance has been performed:

- wild brush and stray limbs encroaching on common elements were trimmed, and
- invasive vines were cut near the roots and doused with herbicide.

Recently, tree limbs were trimmed, bordering the white fencing behind Shoal Road. Additional trimming and power washing of the fences will commence shortly.

The Board has done a great deal of research into County Code and our own Covenants in an effort to decipher exactly what the HOA obligations are in terms of maintaining this resource, as we are dedicated to completely fulfilling our responsibilities. We have officially asked the Developer for specific guidance and will continue to update you as details unfold.

UNCLE BREAKWATER WANTS YOU!

The HOA (Home Owners Association) Annual Meeting is 6 months away and, while that may seem a long ways off, it's time NOW for you to consider serving your community by running for a seat on the Breakwater Board of Directors. Elections are held at the annual meeting. Terms are one year.

One representative is selected by Twin Home owners to represent them and one representative is chosen by Single Family homeowners to represent them. Town Home owners have a separate election in which they choose three representatives to serve on the COA (Condo Owners Association) Board, one of whom is then appointed as their representative on the HOA Board. Once elected, the HOA representatives choose positions (President, Vice President, etc.) among themselves.

Natural Gas Update

by Diana Pollisino

Voting Results: The community vote in favor of converting to natural gas was overwhelming. The final result was 180 out of 185 total homeowners voting in favor of converting from propane to natural gas. Five homeowners did not vote. Anyone considering not converting to natural gas will need to explore other non-propane options such as electric, solar, etc. If not converting to natural gas, the homeowner must convert to their solution before the community converts to natural gas.

Conversion Process: In order for the community to convert to natural gas, each homeowner **MUST** complete the following four steps:

1. Call Chesapeake Utilities as soon as possible at [855-290-9628](tel:855-290-9628) to schedule an in-home assessment for converting your appliances. Chesapeake is now scheduling appointments for mid-April.
2. Complete and sign the “Residential Service Application and Agreement”. This form was emailed to you by the Breakwater Communications Committee on February 22. (See instructions for completing the form below.) Have this form completed and signed so it is available for your in-home assessment appointment.
3. After your in-home appointment has taken place, Chesapeake will email you your “Conversion Estimate Sheet”. Please print, review and sign the sheet.
4. Deliver, email or mail the signed “Conversion Estimate Sheet” AND the “Residential Service Application and Agreement” forms to Walt Makos or Diana Pollisino.

Walt and Diana will review and forward the forms to Chesapeake Utilities.

Email addresses: Walt Makos: waltkms@comcast.net or Diana Pollisino: dpollisino@yahoo.com

Mailing address: Breakwater HOA, PO Box 740, Lewes, DE 19958

If you have questions, please call Walt at 302-703-218 or Diana at 302-827-2798. Please retain a copy of both documents for your records.

Residential Service Application and Agreement Form Instructions:

Only the top portion of the form and the section immediately below the blacked-out area (Natural Gas Equipment) need to be filled out.

- You need not supply the requested sketch of your property
- Breakwater homes are ‘Existing’ homes
- Twin homes count as ‘single family’ homes
- Townhomes are ‘multi-unit’ (6)
- You do not need to enter your ‘lot number’

In the boxes below the blacked-out area, enter the appliances that are to be converted to natural gas. And don’t forget to sign and date the form on the second page. Nothing else needs to be entered on the form — no BTUs, no drawing of your property, no estimated date of service or delivery pressure.

First Ever Breakwater Community Yard Sale

Overwhelmed by all the stuff you've accumulated over the years? Never intended to haul it all to Breakwater? Some of the things we've purchased over the past months and years have hardly been used ... maybe never used. A Breakwater Yard Sale is set for Saturday, June 4th, 9am - Noon, to remedy that situation!

All sales will be conducted at the individual homes of Breakwater owners. Homeowners can also group their for-sale items and offer them at a participating neighbor's yard. With a nominal fee to cover advertising expense, you can sign up with Social Council Chair Tina Jundt at [302-645-5896](tel:302-645-5896) or tjundt@intercom.net. To make the advertising deadlines, your application should be in by May 1st.

Time for Lawn Care: Some Tips

by Nick Hoogs

Having a great lawn is not as hard as it seems. The key is to adhere to a solid lawn care program, whether created by you or offered by a professional lawn service.

[Mow high](#) - Not in an impaired state-of-mind sense but in the sense that your mower should be set at or near the highest possible setting. The [biggest mistake](#) most homeowners make is mowing their lawn too low: lawn blades at a sufficient height help retain moisture and fight off stress caused by hot, dry summer days.

[Fertilizing](#) - Timing is key when it comes to fertilizing the lawn. The lawn should be allowed to "wake up" on its own a little before going out there first thing in the spring and fertilizing.

[Weeds & Pests](#) - Weeds and pests can be a problem but generally only when a lawn is stressed out and not maintained properly. Weeds and pests are opportunists and will invade bare or thinning turf and lawns with [poor soil](#) conditions.

A great website for additional tips on maintaining a good-looking lawn is About.com: specifically, lawncare.about.com

And bear in mind that most homeowners in developments like Breakwater take advantage of one of the many excellent lawn/tree care services available to us.

Clicking on the blue links above will take you directly to additional lawn care information.

Breakwater Social Activities Ramp Up

by Nick Hoogs

As you may or may not know, the Social Committee has offered, from time to time, its suggestions for events and excursions, including venues near and far, and has organized and led them.

The HOA Board, in its second year of existence, has heard from a number of homeowners expressing a wish to ramp up social activities *within* Breakwater. Specifically, the time has come for *intramural* Breakwater gatherings.

The Board is therefore encouraging creation of a new “Breakwater Limited” Group, responsible to the greater Breakwater community and charged with organizing Breakwater fun. The existing Social Committee, re-defining itself as a “Social Council,” headed by Gloria Hearn (with assistance from Carol Materniak, Tina Jundt, and Pat Scott), will continue its excellent work organizing and promoting events open to all. But now, in addition, a “Breakwater Limited” Group will embrace the tasks of welcoming new homeowners and organizing strictly Breakwater get-togethers, utilizing on-site facilities, principally our homes, decks, patios, courtyards, backyards, and wherever else within Breakwater it seems appropriate!

The new Group will operate on an ad hoc volunteer basis, with homeowners interested in such events as ‘meet-your-neighbors’ mixers, in-home movie- or sports-viewing gatherings, afternoon and evening receptions, impromptu barbecues and picnics, and more. If you’d like to participate in this “Breakwater Limited” planning group, contact Breakwater Communications Committee chair Nick Hoogs at nhoogs@gmail.com (or 301-770-7381).

Pool Area Update

by Ed Lightcap

Another terrific summer at Breakwater is just around the corner. You’ll be delighted to know the pool will be open and ready for swimming the Saturday of Memorial Day weekend. Coastline Pool Service has been awarded the service contract for our Breakwater pool for the second year in a row. They have a well-trained team of pool pros. Their job includes opening the pool in May, servicing and maintaining all the associated pool equipment, and providing us the best water quality possible for the duration of the swimming season. They do a lot of extra stuff for us in the pool area, like arranging tables and chairs, cleaning things up, and even tending to some of the trash issues, but their main job is keeping our pool water safe and sparkling clear. Please keep in mind that we also have a role to play, so let’s do our part to help out by cleaning up after ourselves as if it were our own backyard pool, because after all ... it is!

The Board has approved several upgrades to enhance the usefulness and aesthetics of the pool and playground area. For example, the playground equipment will be power-washed and the playground will receive some desperately needed new mulch. There’s still more to do, but in 2016 things will start to look cleaner and brighter in the pool and playground areas.

A final “safety” thought, there is still time to get the little ones swimming lessons ... summer’s coming, let’s make it fun AND safe!

Breakwater Community Rules and Regulations

As we prepare for the busy summer season, please familiarize yourself with our Breakwater Rules and Regulations.

Pets: Number of pets is not to exceed four (4) and they shall be registered, licensed and inoculated as required by law. Pets must be carried or leashed when on common areas and owners must ensure that they are not a source of annoyance or nuisance to the neighborhood.

Vehicles: No trailer, boat, recreational, or other similar vehicles shall be kept on the property or streets.

Parking: To prevent compromising the sidewalk settlement, no parking on the sidewalks shall be permitted. If there is a snow forecast of three (3) or more inches, no parking is permitted on the streets to allow snow plowing to be easily performed.

Rental: Minimum term of any lease shall be one (1) year.

Garbage: Containers are not permitted to remain in public view except on trash/recyclables collection days. Containers or rodent-proof bags can be placed at the curb the evening prior to trash days.

Gardens: Vegetable gardens shall be maintained only in the rear yards--not on common property--in a neat and attractive manner. No composting activities of any kind are permitted.

Common Areas: No homeowner shall make any private, exclusive or proprietary use of any common areas.

Committees: Homeowners relinquish the privilege of serving on a committee while in violation of any rule.

Retention Basins: The following activities are prohibited on and/or in the storm water retention basins:

- Wading into storm water retention basins to fish
- Walking, skating, and/or playing on storm water retention basin ice
- Boating, wading, and/or swimming in the storm water retention basins

Violations: Violations of Rules and Regulations established for the use of the Pool, Fitness Center and Common Areas are subject to fines and loss of communal privileges.

Architectural: Failure to comply with the Architectural Guidelines may result in fines and loss of communal privileges.

Behavior: Members and other residents shall not engage in any abusive or harassing behavior, either verbal or physical, or in any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or management, its agents, its employees, or vendors.

Effective Monday, May 30th, 2016, any vehicle parked on the sidewalk will be towed.

Emergency Contact Numbers and Smart911 Service

by Diana Pollisino

Here are emergency contact numbers for the Delaware State Police:

Troop 7 Front Desk: 302-644-5020

Crime Stoppers: 1-800-TIP-3333

Non-Emergency: 302-855-2980

911 - In addition to utilizing traditional **911** service, there is now an enhanced **Smart911** service, a free online safety profile for the public that provides critical information to 911 emergency responders. Residents are able to create a **Smart911** Safety Profile that is automatically displayed to **911** during emergency calls. Customized information can be entered into the database including medical conditions and medications, number of children in the house, mobile phone numbers, who to reach in case of an emergency and more. Photographs can also be included. The information is encrypted, so it is secure and non-searchable by dispatchers or anyone else. Information only stays active on the 911 dispatcher's screen for 45 minutes.

For more information or to set up a **Smart911** profile, visit www.smart911.com.

Save the Date

**Breakwater's Annual HOA Meeting
has been scheduled for
Saturday, September 24, at 10 AM at
Cape Henlopen High School**

Spring Calendar Dates:

Saturday, May 28 - Swimming Pool opens

Monday, May 30 - Memorial Day

Saturday, June 4 - Breakwater Community Yard Sale

See Page 5 for details

Friday, June 17 - HOA Board Meeting

You can check the Breakwater website calendar for other activity dates as well as the Trash and Recycling schedules.



Did you know . . . that federal income taxes are due this year on Monday, April 18? According to the IRS website, Emancipation Day, April 16, is an official public holiday in DC. Since it falls this year on a Saturday, the holiday is observed on the preceding day, which is Friday, April 15. IRS rules state that if April 15 is a Saturday, Sunday or holiday, tax returns are due the next succeeding weekday. So this year that falls on Monday, April 18. Who says IRS tax laws are confusing?

CONTACTS AT RIGHT PROPERTY MANAGEMENT**MARTHA WRIGHT, Senior Property Manager**

302.727.7006 Emergency after-hours: 302-519-3278

mwright@rightmgmt.comRight Property Management
20245 Bay Vista Road #205
Rehoboth Beach, DE 19971

Gail Launay Tarlecki works with Martha on our community

Office: 302.727.7000

Fax: 302.227.3315

2015-16 HOA BOD and Committees*These Breakwater residents 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: Barb Moritz

Cathy Knowles

Cynthia Campbell

Grounds/Landscaping Committee

Chair: Chuck Taylor

Ray Scott

Mindy Schmidt

Misty Pileggi

Tom Sturgis

Pool & Fitness Committee

Co-Chairs: Ed Lightcap &

Marlene Sugden

Ed Berringer

Bejay Hoffman

Communications Committee

Chair: Nick Hoogs

BR Breen

Murray Summers

Breakwater BOD Meeting Schedule Revision

The covenants require the Board of Directors to meet a minimum of four times per year. To date, your Board has met five times and has determined that monthly meetings are no longer necessary at this point. Therefore, the schedule has been revised. The next Board meeting will be held on

Friday, June 17, Rodney Hotel, 7 PM

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

Spring is in the air!