

# WAVELENGTH

## NEWSLETTER OF THE BREAKWATER HOA

### PRESIDENT'S NOTES

A lot of people refer to this time of year as “summer break,” but that’s certainly not apt for Breakwater this time around. Your Board of Directors’ steady behind-the-scenes efforts to complete the Developer Turnover process are finally yielding tangible results, as witnessed by the sidewalk and curb repair and replacement now underway, and the painting of your pool exterior structures, etc.

Soon, you’ll see some new umbrellas and pool-side furniture as well as new depth markers for the main swimming pool. Fob access will be extended to the playground area, and easier access from the playground to the pool will be provided.

Some ailing exercise machines that have exceeded their lifespan have been replaced in the fitness center and additional replacements are on the way. New flooring and window tint will be installed in the fitness center and the bathrooms will receive wall and ceiling repairs, plus a fresh coat of paint in a pleasing new shade.

Street lighting is being improved and extended now that our home build-out is complete. Long anticipated communal mailbox lighting, required by the community site plans, is soon to be a reality.

Special morning irrigation is helping nurture the fantastic new community entrance plantings that mark Phase One of your Landscaping Committee’s multi-tiered approach to giving

Breakwater the upscale look it deserves. Speed limit signs have arrived from the manufacturer and will be installed shortly. At last, our community is taking on the finished look we’ve all been waiting for.

This has been and continues to be one heck of a busy 2016 for Breakwater. 2017 will bring additional tasks related to the transition to homeowner control. The community’s focus will likely turn to a revision of the covenants to reflect the shift from Developer control to Owner control, a serious investigation into the viability of buying-out our contract with Tidewater/White Marsh in favor of HOA ownership of and rate control over the well that fuels our irrigation system, and a continuation of our Landscaping Committee’s incremental plan to landscape the many unfinished portions of common space community wide.

On that note, I ask you to carefully consider where you might volunteer your skills to help your community achieve its goals. Would you like to see more things accomplished, faster? Please, seriously consider running for a position on the Board of Directors or Architectural Review Committee, or serving on a committee. This is *your* neighborhood. Make your critical observations constructive by taking an active role. Limited time? No problem. We’ll find a way for you to pitch-in. 😊

MJP

## Have a Concern? Here's your Contact Info:

### Management Issues

Right Management Company is available to handle homeowner concerns 24/7. Martha Wright is our Community Manager. Your management company handles the following categories:

- Irrigation issues
- Trash collection issues
- Pool issues
- Fitness Center issues
- Communal grounds issues
- Fob issues
- Parking issues
- Neighbor maintenance issues

Should you require assistance with any of the above issues, please contact Martha at: [mwright@rightmgmt.com](mailto:mwright@rightmgmt.com), or phone her at: 302-727-7006.

If you need to report an emergency after hours, please phone Right Management at: 302-519-3278

### Turnover, Fiduciary and Policy Issues

Your HOA Board of Directors handles the following categories:

- Turnover issues
- Fiduciary concerns
- Policy decisions

Contact your Breakwater Board of Directors via email at: [breakwaterbod@gmail.com](mailto:breakwaterbod@gmail.com)

### Architectural/Home Addition Issues

Your Architectural Review Committee (ARC) functions independently of the Board. Contact the ARC before you make:

- Structural alterations
- Substantial landscaping alterations
- Exterior color changes

ARC application forms and documents are available on the Breakwater community website: [Breakwater-lewes.com](http://Breakwater-lewes.com):

[Breakwater Architectural Review Committee Application Form](#)

### Safe Speed

With the height of the summer season finally here, you'll notice many small (and some large) groups of homeowners, families and guests making their way to the pool or around the community. Please be aware of



your speed as you drive in or out – road signs advising of our safe 20 mph speed limit will be put up soon.

**POOL AND FITNESS CENTER SECURITY:** Now that we have completed the first-ever thorough inventory of access fobs for your Breakwater pool and fitness center, please do not open the gate for anyone you don't know to be an owner. Ensuring that only owners and their guests have access not only helps us avoid liability issues, but lessens wear and tear on the expensive equipment you've made a big investment in.

### Breakwater Communications/MailChimp *by Nick Hoogs*

Since the last HOA Board meeting in March, the Communications Committee has sent out more than a dozen emails covering turnover issues, irrigation updates, the first-ever community yard sale, new Breakwater parking rules, and more. In 2016 (actually for the past couple of decades), best communication practices dictate electronic communications – that means website postings and email. In order to keep homeowners appropriately informed of important community announcements and upcoming events, it is essential that homeowners adopt computer technology. Spread the word.

Additionally, as you may have noticed, the Breakwater Communications Committee has adopted a new email service to send electronic mail to the community: MailChimp. It is an extremely efficient means of getting information out quickly, and better still, allows the committee to track the number of times each email is opened and by which computer (no, it does not allow the committee access to any computer!). Given the new information, we can report that Breakwater homeowners have a far above average rate of receiving and opening email communications, more than three times higher than in other non-profit organizations: Breakwater's 'open rate' approaches 80% versus an 'industry average' of something like 23%. Still, there is 20% of the community not opening important informational emails. That means that 20% of homeowners are not getting information about the ongoing turnover, irrigation issues, meeting announcements, etc. If you know of or hear of a neighbor who is in the dark with regard to email and website postings, please share with them this article.

If you haven't yet registered an email with Breakwater-lewes.com or with the Communications Committee, here is your chance: [breakwatercomcom@gmail.com](mailto:breakwatercomcom@gmail.com).

### Natural Gas (NG) Update *by Walt Makos*

Chesapeake Utilities has completed the appliance conversion cost estimate for 95% of our 185 Breakwater homeowners. There are still nine homeowners that need to book their cost estimate visit. Chesapeake currently has no backlog, so the time is right to book! To set up an appointment, call 855-290-9628.

In order to schedule our community's conversion, Chesapeake would like to see about a 90% return rate on the "Residential Natural Gas Service and Agreement" application. We are only a couple of homeowners away from achieving that rate. If you need a copy of the agreement application or if you have any questions, contact Walt Makos at [waltkms@comcast.net](mailto:waltkms@comcast.net) or call 302-703-2128.

When there is a firm start date for the community conversion, Chesapeake will then request the down payment from homeowners for their appliance conversion. They should have a firm schedule this month (July), so stay tuned for more information from the Breakwater NG conversion team.

**IRRIGATION NOTE: Warm season irrigation schedules are in effect through the summer: the irrigation is running overnight every night – every home gets water every other night. If you experience a problem, call Right Management (302-727-7000).**

## Community Updates *by Mary Jo Porreca*

**Turnover:** Your Board of Directors is involved in ongoing talks with Ocean Atlantic, our Developer, to ensure that all necessary infrastructure repairs are made prior to the Developer's departure from Breakwater. A list of items in need of attention is being addressed and Ocean Atlantic has stated that it intends to completely fulfill its obligations under the law.

**Sidewalks:** Extensive sidewalk and curb repairs are underway in accordance with the stringent guidelines agreed to in our legal settlement with Schell Brothers. Extensive repairs and replacements are being made under the watchful eye of our engineering firm, Kercher and Associates of Georgetown. Sunken sidewalks and excessive cracks and chips are being replaced or repaired.

The timetable and mapping of sidewalk and street repairs are under the purview of the Developer and we will make every possible effort to keep you informed of the plans as they progress.

**Once sidewalks and curbs have been repaired and inspected/approved by the County, street repair work will begin.**

**Streets:** Random testing conducted by our engineering firm has revealed that our streets, unlike our sidewalks, were laid with proper foundation. Each test hole inspected by our engineers met or exceeded the amount and type of sub-base specified in the Breakwater plans approved by the County.

Excessive cracking, "alligatoring" and erosion of the streets is attributed in part to the fact that there was never any dedicated "construction route" into and out of our community while it was being built. Therefore, heavy rigs routinely made

their way through our residential streets, causing excessive stress. Added to that is the fact that a housing market downturn delayed the construction process, leaving the streets' infrastructure exposed to the elements without protective top-coating for nearly a decade.

Following its own inspection and that of our engineering firm, the County has ordered extensive patching and repair of the streets.

**All street repairs must be inspected and approved by the County before top-coating can be applied.**

**Once top-coating is applied, the County will inspect the streets to ensure proper drainage.**

The County is aware that some owners have expressed concern over the grading and design of the streets in terms of their ability to channel flood water and assures us that it will conduct a thorough inspection of the streets' viability once top-coat is laid. For added peace of mind, Kercher Engineering will be commissioned to conduct its own independent inspection as well.

### Your Role in Sidewalk Repair

When you see crews laying fresh concrete for curbs and sidewalks in front of your home or your neighbor's home, please keep your exterior lights on until the concrete has hardened. And keep a special look-out to help us avoid the vandalism that marred several new sidewalk slabs a few months ago. If you see suspicious activity, please report it via the State Police Non-Emergency number at: (302) 644-5020.

## Breakwater Pool Rules and What About That Hot Tub?

With summer in full force, homeowners are being asked, on their honor – there are no lifeguards and no police at the pool; you swim at your own risk – to abide by some simple rules while enjoying Breakwater’s spectacular swimming pool.

The open hours are 8 in the morning until 9 at night. In the interest of encouraging the most enjoyment for the most people the HOA Board’s Pool and Fitness Center Committee has established a (very) few guidelines:

- The pool is for homeowners and their guests exclusively – this is the primary reason that Right Management inactivated the possibly thousands of FOBs that had been distributed to mid-Atlantic residents over the years and is permitting two (2) FOBs per homeowner going forward;
- The pool area is a carry in/carry out facility: please take your trash with you when you leave;
- Children under 16 should be accompanied and supervised by an adult homeowner while at the pool;
- To protect everyone’s bare feet, no glass containers are permitted inside the pool fence;
- **Please close and secure umbrellas after you are finished using them;**
- Please, no running, diving, or ‘horseplay’ at the pool;
- When listening to music, please wear headphones/earbuds so as not to annoy others;
- If you see lightning or hear thunder, safety experts recommend leaving the pool area promptly, until the storm has passed;
- **Swim diapers must be worn by infants and children not yet toilet trained and in the event of a fecal accident, call Right Property Management immediately to report it: 302-727-7006/after hours 302-519-3278.**

The HOA Board wants everyone to have fun, so please be considerate of your neighbors and follow the rules.

By the way, the hot tub, which has been trouble-plagued for years, has been filled with water but is inoperable while technicians try to troubleshoot its issues. The entrance gate to the hot tub remains closed – please refrain from entering the area and prevent your children from entering as well, while repairs are being assessed.

**The baby slide has been repaired and is fully operational. During the repairs it was discovered that the baby pool itself is de-laminating - a small sheet of bottom surface has peeled away. Repairs were scheduled to begin Monday, July 11th, at which time the baby pool will be shut down and drained for patching. Once the repair has been made and the patch has cured, the baby pool should re-open on Saturday morning, July 16.**



## Breakwater Social Council News and Events Update *by Gloria Hearne*

Social Council has had a busy Spring Season! May 3rd a group from Breakwater and Senators went to the Chesapeake Bay Maritime Museum with lunch at the Crab Claw and a boat ride at St. Michael's, MD. We had great weather, slightly overcast, which kept us cool throughout the trip.

Pat Scott, Social Council member, organized a super Memorial Weekend Pool Party on May 28th. Appetizers and desserts were shared by residents and a tribute to our veterans was given by Mary Jo Porreca, HOA President. Thanks to all who contributed and helped set up and clean up for this event.

Saturday, June 4th, we had our first ever Breakwater Yard Sale executed by Tina Jundt, Social Council member. Tina had signage professionally printed and installed so everyone could find us. Ads were also placed in local papers. As I walked around the neighborhood, I heard many positive comments from our sellers with hope that this will be an annual tradition at Breakwater!

On Wednesday, July 13, thanks to Sue Stahl, Social Council member, we are going on a Cape Water Taxi ride down the canal and out into the Bay. Our June 21st canal ride was cancelled due to a storm. Please bring an appetizer to share and your own drink. Notify Sue ASAP at [suezmush@aol.com](mailto:suezmush@aol.com) if you plan to go. The cost is \$20pp.

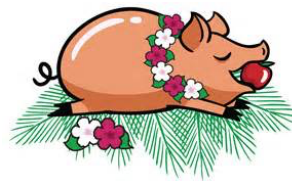
Our second neighborhood social hour at the pool was Sunday, June 26th, at 5 PM and was well attended. We had great conversation as we enjoyed warm Bahama-like breezes. Thanks to all who shared their delicious appetizers. We are looking forward to more of you joining us every other Sunday night at the pool. (July 10 & 24 and August 7 & 21) BYOD

Water aerobics continues into July and August at the pool on Monday, Wednesday, and Friday at 10AM (this is a change from the calendar, due to cold water temperatures)! Air temperature must be at least 70

degrees. Thanks to Pat Makos, our athletic director, for bringing "Dale" to whip us into shape!

Tina Jundt, [tjundt@intercom.net](mailto:tjundt@intercom.net), researched activities in our area and had Murray Summers post them on our Breakwater website and Misty Pileggi on our Breakwater Facebook Group. Please check there [www.breakwater-lewes.com/social-council/](http://www.breakwater-lewes.com/social-council/), as the

list is extensive, including September's Amish Bike Ride, the fall pig roast, bonfire on the beach, and the winter bus trip to Winterthur. This list on the website is updated regularly.



We are very lucky to have so many wonderful activities from which to choose.

### Coming Soon . . .

#### Social Council Dinner Groups

Social Council Chair Gloria Hearne would like to initiate Breakwater Dinner Groups to take place this September and October. Group size will be around six to eight people. If you are interested in hosting or joining a dinner group, please let her know by August 15th. Each host will be in charge of the main dish and will make food or activity assignments to the rest of the group. Please bring your favorite beverage.

The selected dates are currently September 7th and October 19th. If we have a positive response for this fall, we will resume the dinner groups from January through April.

*If you would like to join or for more information, please contact Gloria by August 15th.*

*[gloriabearne@ymail.com](mailto:gloriabearne@ymail.com)*

**THIRD QUARTER CALENDAR**

*Saturday, September 17 - Pig Roast at the Pool*  
*Saturday, September 24 - Annual HOA Meeting\**  
*Friday, September 30 - Bonfire at Lewes Beach*

For details of these events and more, check out the Breakwater website. There you'll find up-to-date details and more social happenings in our community.

\*The Annual HOA Meeting is at 10 AM at Cape Henlopen High School. At this meeting our community will elect a new Board. It is your opportunity to vote for the new members.

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.

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[www.Breakwater-Lewes.com](http://www.Breakwater-Lewes.com)



**Hot Fun in the Summertime!**

**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  
 Lorrie Schenning

**Grounds/Landscaping Committee**

Chair: Chuck Taylor  
 Misty Pileggi  
 Ray Scott  
 Mindy Schmidt  
 Tom Sturgis

**Pool & Fitness Committee**

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

**Communications Committee**

Chair: Nick Hoogs  
 BR Breen  
 Murray Summers