

# WAVELENGTH

## NEWSLETTER OF THE BREAKWATER HOA

### MEET THE NEW BREAKWATER HOA BOARD OF DIRECTORS

At the 2016 HOA Annual Meeting on September 24, Breakwater homeowners elected three new Board members to serve for the 2016-17 year. Elected were Pat O'Reilley, Randy Bies and Rick Moritz. Here are highlights about our new Board members:

**Pat O'Reilley**, Board President and Single Family Home Representative: Pat and his wife, Kitty, own a single family home on Shoal Road. Pat served ten years as a Navy and Navy Reserve pilot, then for the next 40 years, continued his career as a lawyer in DC at a firm specializing in intellectual property. An engineering graduate from the Naval Academy, Pat earned his law degree from George Washington University. In addition to their Breakwater home, Pat and Kitty have a home in Bethesda, MD.

**Randy Bies**, Board Vice President and Twin Home Representative: Randy and his wife, DeeDee are retired educators and reside on Pilotboat Drive. They purchased their home in 2007 and became full-time residents in 2014. Prior to moving to Breakwater, they resided for 25 years in Newark, DE. During his career as a special education teacher, Randy worked with students from 15 to 21 years old and developed vocational training programs and community-based work sites, training both students and staff. Randy and DeeDee have

been married for 42 years and have two sons and four extremely active grandchildren.

**Rick Moritz**, Board Vice President and Condo Representative: A full-time Breakwater townhome resident, Rick retired in 2014 after a career in Marketing and Innovation for H.J. Heinz, Sara Lee and ConAgra Foods. He received his undergraduate and MBA degrees from the University of Pennsylvania's Wharton School. A western Pennsylvania native, Rick shares his love for Pittsburgh sports teams with his wife Barb and three adult children.

**The Board is looking for neighbors to serve on one of the many committees that keep our community rolling. There are opportunities for many interests and levels of participation. Please contact your Board to find out ways you can volunteer.**

### HOA 2017 Board Meetings

January 10, April 11, July 11

The HOA Board of Directors meets quarterly on the second Tuesday of the month at 6pm at the new Lewes Library. All homeowners are welcome to attend and observe this working Board session. A Public Comment session will be included at each meeting. September 2017 meeting details will come later this year.

## HOA NEWS

Since the meeting in September, the new HOA Board has been busy in several areas:

**Transition:** Having benefitted from all the work done by the previous board for the transition, we had only to manage the efforts since September. Elsewhere in this newsletter is a list of transition events, such as road paving, sidewalk repair, and pool repairs. These were all arranged by the previous board, and we had only to coordinate the efforts. While a few items remain to be done, we will sign the agreement with Ocean Atlantic that was negotiated by the previous board. This will give us money to pay for aspects of the transition that have been done.

**Gas Conversion:** The natural gas conversion is well underway. This was so well planned and coordinated by Walt Makos, we had little to do. We are working with Chesapeake to replace water heaters in the fitness center as part of the gas conversion. The current water heaters are nearly ten years old, had not been serviced regularly, and required replacement parts that would not add to their longevity. The new water heaters will be energy efficient tankless systems.

**Fob System:** Due to software corruption on our old computer at Right Management, we have been unable to add or delete fobs for the entry system at the pool and fitness center. We have spent considerable time with several different suppliers seeking a way to repair the existing system. We have concluded it is obsolete and cannot be repaired. As with most software products, the current fob system is no longer supported. We are now evaluating four proposals. We hope to accept one before year's end.

We have been told we can save the existing fobs and use them with the new system, although we have not yet been shown how that will work.

**Pond Management:** We have evaluated the current contract for pond management. We confirmed the previous board's view that the service was not the best. We considered a renewal proposal from the current contractor, Envirotech, and a proposal from the only other pond service provider, SOLitude. We elected to contract with SOLitude beginning January 1, 2017. The Landscaping Committee will monitor service and costs and pond appearance. The pond pumps have been turned off and will be removed for service and storage in early January.

**Association Management:** Unfortunately, we could not continue with Right Management. Although they are trying to overcome problems resulting from personnel departures, too many problems remain. We elected to contract with Signature Management. While the contract does not start until January 1, Signature is helping with transition during December without charge. A letter introducing Signature will be forthcoming. For now, you need to know that **HOA dues invoices for Q1 2017 will be sent by Signature for payment to Signature.**

**We wish you and your family a wonderful holiday season and a healthy and prosperous new year!**

The Breakwater HOA Board

Pat O'Reilly

Randy Bies

Rick Moritz

**Winter's a Comin'** by Nick Hoogs

With winter fast approaching, Breakwaterians are hunkering down for long evenings in front of the fireplace and those worth-waiting-for off-season specials in our area restaurants. For your information, one long-range weather forecasting site (<http://epawweather.com/long-range-outlook/>) predicts our December temperatures in Lewes will be, on the whole, slightly below normal, our rainfall, slightly above normal, and our snowfall above normal. Although the forecaster in question describes its confidence-level in these forecasts as “moderate” to “moderately high,” one wonders why anyone would bother to look at long-range weather forecasts in the first place.

Nonetheless, now is the time to winterize your home, just in case temperatures fall to dangerously low levels in the coming weeks and months. Here are some easy tips:

**Drain your fountain/water feature if you have one and shut off your outdoor hose lines, flushing them of the water standing in the lines. If you have an 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.

**Insulate water heater and other exposed indoor pipes.** (Although it's not likely that temperatures in Breakwater garages will get below freezing — still ... and actually, according to the Department of Energy (DOE) ... insulating your hot water pipes can help raise the temperature 2 to 4 degrees. This can allow you to get piping hot water on a lower setting, saving you both energy and money. The DOE also states that insulating your hot water heater trims 4% to 9% off your water heating costs.)

**Make sure overlong tree branches in your landscaping have been appropriately trimmed for the winter winds,** which, as we have discovered, are monumental here on Delmarva.

**If you have a snow blower make sure it's in working order and gassed up; otherwise, make sure you have working snow shovels and a supply of de-icing salt.** But note: DO NOT USE CHEMICAL DE-ICING PRODUCTS THAT CAN DAMAGE CONCRETE DRIVEWAYS OR SIDEWALKS.

*Story continued on the following page . . .*

## Winter's a Comin' . . . continued

### Before buying a de-icing product, consider the following:

- Concrete sidewalks and steps should be at least six months old, otherwise they can be severely damaged by de-icing products.
- Products containing ammonium nitrate and ammonium sulfate should never be used since these will break down even the most durable masonry materials.
- Applying de-icers near areas of vegetation can potentially harm plant life if strong enough concentrations build up in the soil.
- To provide better traction use sand in combination with a de-icer or by itself.

For more de-icing information visit: [http://www.nylandmarks.org/programs\\_services/technical\\_assistance/projects/dont\\_salt\\_your\\_steps\\_winter\\_technical\\_tips/](http://www.nylandmarks.org/programs_services/technical_assistance/projects/dont_salt_your_steps_winter_technical_tips/)

**Check for leaks around your doors and windows and fix them.** (This is not a likely prospect for our Schell homes, which are almost air tight, but better safe than sorry!)

**Check your HVAC filter.** (Replace it if it looks dirty — this advice works in spring, summer, and fall, as well!) According to Planet Green, a clean filter can save you 5% to 15% on your heating bill.

**Add insulation** — bonus rooms/attics could use insulation to prevent warm air from finding its way outside. The DOE states that adding insulation is one of the best ways to save energy all year round. During the winter months, that extra insulation makes your home feel warmer. The best news? Adding insulation to your attic is quite simple. How do you know if you have enough insulation, or if you need more? Use the DOE's Insulation Fact Sheet; it tells you how much insulation you need (the R-value) based on your zip code. Most homes require 12 to 15 inches of insulation in their attic.

### Long shot suggestions:

Get your chimney cleaned unless, like most Schell homes, your fireplace is gas-powered; clean rain gutters, if they need it (having clean gutters not only makes your home look nicer, but it can also help prevent the build-up of ice on your roof. The faster that water can drain away, the less likely it is to melt and then refreeze on your roof or under your shingles). Make sure downspouts are working correctly.

Tips courtesy of MoneyCrashers.com — <http://www.moneycrashers.com/winterizing-your-home/>



### Can't Say It Enough!

It cannot be said enough (which is why we're saying it again) — Breakwater needs volunteers. It has been argued that citizens, by definition, get what they deserve — that's certainly true when they vote for a given candidate (just look at the last Presidential election: whichever way it was going to go, we deserved it) and it is even more true when citizens refuse to vote.

And it is true for Breakwater too. We have been very lucky so far that we have had HOA Board and Committee volunteers who have actually succeeded in doing what needed to be done. A highly successful Breakwater turnover is nearly complete. But there is a lot that needs to be done going forward: the pool and fitness center need ongoing management; the common grounds need to be managed and enhanced — through thoughtful landscaping, internally as well as around the development's perimeter; sidewalks and roads need to be monitored for warranted maintenance; vendors must be hired and/or maintained; the property management company itself needs to be managed; and the community as a whole needs continued good governance.

We've been fortunate so far that so many excellent volunteers have come forward, but if your neighbors (or, God forbid, you!) don't step up in the future, Breakwater governance will inevitably be degraded. Won't you think about volunteering a small amount of your expertise and time? For an idea of what needs your attention and for guidance in becoming part of community leadership, contact the HOA Board at [breakwaterBOD@gmail.com](mailto:breakwaterBOD@gmail.com).

### Turning It Over

Here's a quick rundown on recent turnover benchmarks to date.

Immediately before and incident to the top-coating that was completed in late October/early November:

- More than a dozen sidewalk panes were replaced;
- A number of curbs were relaid and a new curb was installed at the intersection of Pilotboat and Zwannendael;
- Concrete slabs at the fitness center and on the pool deck were replaced;
- Pool expansion joints were caulked;
- Extensive roadway patching was completed throughout the community, including virtually all of Pilotboat.

Additionally, street lighting was added to the area around the community mailboxes, in accordance with the developer's plan.

Still remaining on the turnover agenda: sidewalk caulking, perimeter fencing in several locations, drainage/stormwater runoff assessment.

For a complete list of community turnover repairs/enhancements, go to: [2016 HOA Accomplishments](#)

### *New Top-coating . . . Smooooth!*



## It's a Gas – NG Conversion Update *by Walt Makos*

Since mid October, Chesapeake Utility crews have been hard at work on Breakwater's conversion from propane to natural gas (NG). The propane tank-farm tanks have been removed and propane gas lines have been blown out/burned off, leaving the pipeline infrastructure ready for natural gas. Homes throughout the community have been outfitted with temporary propane tanks pending appliance conversion and new NG meter installation. These tasks were performed first for one half of the community, followed by the second half.



As of late November:

- All Breakwater underground gas lines have been converted to natural gas;
- All Single Family Homes are now using NG in their appliances;
- All Townhomes and Twin Homes have been connected to temporary white propane tanks and 25% have been switched to NG;
- Chesapeake has indicated that they will call the still-unconverted Twin Home and Townhome owners to set up an appointment to convert appliances.

If you're one of those "still-unconverted" homeowners, you do not need to wait for Chesapeake's phone call — you can get the job done sooner by being proactive:

**Call 855-290-9628 to schedule your own conversion.**

### Please Don't Park on the Sidewalks



We've had a great deal of work done to improve our sidewalks, and there should be no parking on any part of the sidewalk surface.

Please spread the word on your street —some neighbors may be unaware of this rule. And please let your guests know about the rule as well. We want the recent repairs to last a long time!

**DID YOU KNOW . . . that the Breakwater website has a "bulletin board" of topics of interest to our community and that it has a calendar of important dates? Please try to check these items on a frequent basis to stay informed of upcoming community events.**

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

## Winterizing Your Mail (and Other USPS Tips)

by Misty Pileggi

MAIL DELIVERY: it's a service we often don't think too much about, yet it's a necessity for us all and a service paid for by our tax dollars. Our reliable mail carriers make daily deliveries in Breakwater to both individual curbside and cluster mail boxes, bringing us the ubiquitous junk mail, bills, magazines, and parcels. But winter and the rest of off-season brings some special challenges.

**This is the time of year when the largest volume of parcels and packages are delivered, and also a time when opportunistic thieves are on the lookout for unclaimed packages sitting on porches and doorsteps. If you are unable to collect your parcel in a timely fashion, consider using one of the mail hold/forward services or ask a neighbor to pick up your package until you return to ensure its safe keeping.**

There are times when daily delivery is not needed, whether it is because Breakwater is your part-time residence, you will be away on vacation or some other extended absence from the community. Winter is such a time – whether you're heading south for longer periods or just frequent warm-ups.

The local USPS (United States Postal Service) requires mail delivery to be suspended if mail is not picked up for a period of 10 consecutive days. The accumulated mail will be sent back to the post office, where it will be held for an additional 10 days. If the mail still remains unclaimed, the mail carrier must close the mailbox and all future mail delivery will cease, which includes any parcel delivery.

There are a couple of cost-free options to better manage and improve the accuracy of your mail delivery, ensure that important mail is not lost, and alleviate the build up of mail in the small capacity mail boxes and parcel lockers:

**Hold Mail Service:** The USPS will hold mail and parcels safely at the local post office until you return.

This can be requested for a period of 3-30 days and can be scheduled up to 30 days in advance. Visit <https://holdmail.usps.com/holdmail/> or pick up a hold mail card from our mail carrier or the post office.

**Forward Mail Service:** If you will be away longer than 30 days, or wish to have your Breakwater first class mail and parcels sent elsewhere, mail and package forwarding services provide uninterrupted mail delivery to you at another address. You can use this service for 15 days to as long as one year. Visit <https://www.usps.com/manage/forward.htm> or pick up a forward mail card.

### Other mail delivery tips:

**Deactivate Mail Delivery Service:** If Breakwater is your second home and you do not wish to receive any sort of mail here, simply visit the downtown Lewes post office to close out your mail delivery. Note, this will also prevent any packages or parcels from being delivered to your address. Mail delivery can be reactivated at any point in the future.

**New & Departing Residents:** One of the many moving-related tasks is to establish delivery if you are a new resident (owner or renter). Visit the Lewes post office to complete a work order to initiate delivery. If your address is served by a cluster mailbox, keys will be issued, you will be assigned a box number, and it will be activated and ready for mail delivery to begin. Conversely, if you are moving from Breakwater, be sure to submit an address change form and turn in your keys if you have a cluster mailbox.

**Post Office on Wheels:** Need stamps, a hold/forward mail card or perhaps just have a question? Don't hesitate to stop our mail carrier, Garin, and request these items. He is a self-proclaimed "post office on wheels" and is happy to provide these services and answer any questions.



### **Social News and Winter Notes** by Gloria Hearne, Chair, Social Council

We would like to welcome two new members to our Social Council this year, Denise Hoban and Bruce Summer, and welcome back Tina Jundt and Sue Stahl. Pat Scott is taking a well-deserved rest after many years on social committees past at Breakwater and we wish her well and thank her for all she has contributed to our community! Yours truly, Gloria Hearne, is back once again as Chairperson of this group.

**Winterfest** is in full swing at Cape Henlopen State Park and we suggest that you get your tickets online at a savings. Please ask your close neighbors to join you and make it a fun night for all. Check it out at <http://www.capegazette.com/article/winter-wonderfest-bring-family-fun-cape-henlopen-state-part/114964> Proceeds go to non-profits.

Unfortunately, our Winterthur bus trip on December 6 was cancelled due to lack of interest. We will try again next year, perhaps to Longwood, where the new fountains will be operating!

**Happy hour** is ongoing every Friday night at 5 PM. Currently we are meeting at Striper Bites in Lewes. The venue is changed periodically so please join Breakwater Facebook Group to keep abreast of the news. To join send a message to Misty Pileggi, [mpileggi@comcast.net](mailto:mpileggi@comcast.net) and she will include you in the group or go to the Breakwater Residents FB page and submit a "join" request.

Wednesday, January 11 from 6-8 PM is our next **dinner group**. If you are interested in meeting your neighbors in a more intimate setting, please contact Gloria Hearne at [gloriahearne@ymail.com](mailto:gloriahearne@ymail.com) to participate and/or host this event. Our first two dinner groups in September and October were a great success and we thank our hosts/hostesses once again for the great time had by all. Dinner groups are for 4-8 people with the host preparing the main dish in their home and guests bringing sides and desserts. Everyone is also asked to bring their favorite beverage. Dinner groups will continue in February and March.

Please send a message to Denise Hoban, [denisehoban@gmail.com](mailto:denisehoban@gmail.com), if you would like to go **bowling at the new Lefty's**, behind WAWA and across from Home Goods in Lewes. She will coordinate a night when most of us can go this winter. Thanks, Denise!

Tina Jundt proposed an early spring *Grain to Glass* tour of Dogfish Head's Milton brewery. Dogfish Head has a per-person fee for this reservations-only, maximum 20- person tour, which they call a "delicious adventure...through normally off-limit parts of the brewery..." Please let Tina know if you are interested in this activity, [tjundt2@gmail.com](mailto:tjundt2@gmail.com).

If you are interested in seeing a local play at **Clear Space Theatre** in Rehoboth, Gloria Hearne is planning an outing to see "Plaza Suite," by Neil Simon, showing January 27-February 12 (times unknown at this point). Let's make this a ladies night and go to Nicola's afterwards for some fun and post-play conversation! Please let her know if you are interested.

*Social News continued on following page . . .*

### *Social News and Winter Notes . . . continued*

Other activities planned through June include: **Bonfire** on Saturday April 29 at Lewes Beach (RSVP to Gloria), our kick-off **Memorial Day week-end party** on Saturday, May 27th at 5PM (RSVP to Denise) and our annual **Breakwater yard sale** on Saturday, June 3rd from 8am-Noon (RSVP to Tina), a **beach party at Roosevelt Inlet** 5:30-8PM in June (RSVP to Tina), a **fishing trip** for the men in June (please RSVP to Bruce Summer if you are interested at [bsummer2349@gmail.com](mailto:bsummer2349@gmail.com)), and our popular **Cape Water Taxi Excursion** on Wednesday June 21 from 7-9 PM (RSVP to Sue Stahl, [suezmush@aol.com](mailto:suezmush@aol.com)). **Bi-monthly "meet & greets"** at the pool will begin Sunday June 11 at 5PM.

We have lots more planned but if you will let your above social council people know of your interest in what we have planned so far, it would help us to know how to proceed.

Please RSVP to the person in charge of the activities for which you have an interest, as outlined in this newsletter. Your e-mail address will be added to a database for that activity by the person in charge. You will then receive follow-up information for that activity as pertinent details develop. This will not obligate you to participate in the activity, but will give you the opportunity to get the information you need to make an informed decision.

Thank you - Breakwater Social Council!

**We all wish you Happy Holidays with your families! GH**



### **Web of Opportunity**

Nobody likes to be left without some idea of a "PLAN B", and your trusty webmaster is in the same boat! I, and the Communications Committee, would love to identify one, or several individuals within the Breakwater community who would be willing to serve as an 'educated backup' for maintenance of the Breakwater website. It's not a big job nor is it super complicated, and your training would come from the webmaster himself. All we ask is that you have some computer experience and an interest in learning Wordpress (the Content Management System within which the website is built). Please let us know if you could be our candidate! *Murray Summers, Breakwater Webmaster, [msummers@great-web-sights.com](mailto:msummers@great-web-sights.com)*

**COMING JANUARY 1 . . .**

Breakwater will be working with a new association management company starting the first of the year:

**SIGNATURE PROPERTY MANAGEMENT**

You can check out their website for general information:

[Signature Property Management](#)

Contact information will come from our Board soon. Q1 dues will be sent to Signature - you'll receive the details in an introductory letter from Signature. Do not send January payment to Right Property Management.

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

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

**2016-17 HOA BOD and Committees**

*Thanks to the Breakwater residents who have volunteered to serve on the Board and on our committees. Here is the latest list:*

**HOA BOD (Board of Directors)**

Patrick O'Reilley, President

Randy Bies, Vice President Twin Homes

Rick Moritz, Vice President Condos

Barbara Moritz, Treasurer

Diana Pollisino, Assistant Treasurer

TBD - Secretary

**Architectural Review Committee (ARC)**

Richard Camp

Richard Jundt

Bruce Summer

**Grounds/Landscaping Committee**

Chair: Chuck Taylor

Ray Scott

Misty Pileggi

**Pool & Fitness Committee**

Co-Chairs: Ed Lightcap &

Marlene Sugden

Ed Berringer

Bejay Hoffman

**Communications Committee**

Chair: Nick Hoogs

BR Breen

Murray Summers

**Irrigation Well Ad Hoc Committee**

Walt Makos

Peggy Marshall

**Social Council Volunteers:**

Chair: Gloria Hearne

Denise Hoban

Tina Jundt

Sue Stahl

Bruce Summer