

# WAVELENGTH

## NEWSLETTER OF THE BREAKWATER HOA

### MESSAGE FROM THE HOA BOARD PRESIDENT

A new year presents the opportunity to reflect and to plan.

Over the past year, the Breakwater Community benefited from the volunteer efforts of many of its residents. Without meaning to slight the efforts of all volunteers, I would like to particularly thank Walt Makos for his efforts in negotiating with the water company over the irrigation well, Misty Pileggi and Ray Scott for their efforts in landscaping and maintaining the common areas within the Community, Richard Camp for his management of the Pool & Fitness Center and his repair efforts throughout the Community, Nick Hoogs, BR Breen and Murray Summers for their efforts to keep the Community informed through the website and emails, Barbara Moritz and Diana Pollisino for their efforts in keeping the finances of the HOA in good order, and Randy Bies and Rick Moritz for their work on the HOA Board. It is the active participation of the volunteers such as these that make our Community a pleasant place to live.

One project that started in January 2017 and will continue into 2018 is revision of the Covenants and Bylaws of the Community. This has been a challenge and would not have progressed without the detailed comments and suggestions of many owners. We discussed it at the annual meeting in September and at an informal meeting on October 27. The feedback from these meetings have been incorporated into the latest version. Some proposed changes will be up for discussion at the scheduled HOA Meeting on January 9, 2018 at 6 PM in the Lewes Library. Our goal is to submit a proposed revision to all owners for a vote in

the first quarter of 2018. Two-thirds of all owners must vote in favor to adopt the revised Covenants and Bylaws.

One significant change to the Bylaws suggested by a majority at the September Annual Meeting was to increase the size of the HOA Board to five members, one each representing single family, twin and condo homes and two elected at large. To anticipate implementing this change at the Annual Meeting on September 22, 2018, at 9:00 AM in the Lewes Library, we will create a Nominating Committee to seek and encourage volunteers for the Board. That Committee will comprise members representing each of the single family, twin and condo homes.

Looking forward, besides the revision of Covenants and Bylaws, in 2018 we hope to reach agreement with the water company to acquire the irrigation well and upgrade the system. Since this may require a large initial investment, the entire project will be presented to all owners before any commitment is made.

Finally, I am happy to announce the new condo representative on the Board—Jeff Rosen. Jeff and his wife have owned a condo in Breakwater since 2014 and have lived full time here since January 2017. Randy and I look forward to working with Jeff. We thank Rick Moritz for his contributions to the Community as a Board member since September 2016.

This is your Community. I hope you will attend the HOA meetings. If you have time, volunteer. If you have comments or questions, contact the Board at [breakwaterbod@gmail.com](mailto:breakwaterbod@gmail.com). If you see something needing attention or repair by one of our contractors, please contact Signature at [help@spmde.com](mailto:help@spmde.com).

*Pat O'Reilly, President, Breakwater HOA*

**NEWS FROM THE HOA BOARD**

At the 2017 Annual Meeting in September, Pat O'Reilly and Randy Bies were reelected for another one-year term on the Board. After that meeting, the Condo Owners Association appointed Jeff Rosen as its representative on the Board. Jeff Rosen and his wife Sara have owned a home on Roebuck Lane since July 2014 and moved here permanently from Silver Spring, MD in January 2017. Jeff is a retired lawyer who specialized in securities and commodities. He graduated from Columbia University Law School.

Barbara Moritz and Diana Pollisino have agreed to continue as Treasurer and Assistant Treasurer and Kenny Schnabel has volunteered to act as Secretary. The HOA is very fortunate to have the benefit of such qualified and experienced volunteers.

**Covenants and Bylaws:** The proposed revisions to the Breakwater Covenants and Bylaws were discussed at length during the annual meeting and a subsequent informal meeting. Based on all the feedback from Breakwater owners, the Board plans to submit the revised documents to all owners for vote in the first quarter of 2018. This vote will not be at the HOA meeting on January 9, but by mail or email as a 2/3 vote of all owners is required to adopt the revised Covenants and Bylaws.

Assuming adoption of the revised documents, at the annual meeting on September 22, 2018, a new five-member Board will be elected to staggered two-year terms. To solicit candidates for the five Board positions, the current Board will create a Nominating Committee. While any owner may nominate himself or herself or any other owner when nominations are open in August, the Committee will ask owners to volunteer and submit a slate of nominees to

insure there are at least five candidates as required by the revised Bylaws.

**Leases:** The existing and proposed Covenants restrict rental of homes in Breakwater to at least one-year leases. They also require that such leases are approved by the HOA. Such approval serves two purposes—to obtain contact information of lessees so they can be included on all communications and to insure the leases are conditioned on the lessees' compliance with the Covenants and Community rules. Unfortunately, to date, we have not received copies of leases in advance and, indeed, do not know what homes in Breakwater are rented or who are the residents in such homes.

The Board is working with Signature to learn what homes in Breakwater are leased and to get contact information on the residents. We are also developing appropriate processes for approving any new leases or, at a minimum, obtaining a binding commitment from owners and lessees to the Covenants and Community rules.

**Pool and Fitness Center:** In 2016, we had a very warm September, but the pool was closed. In 2017, we left the pool open through September 30, and we had a relatively cool September and October was warm. Since it is hard to anticipate Mother Nature, we have decided to leave the pool open from Memorial Day weekend through September 30. Maybe we will have a warm September in 2018.

The hot tub will be removed and replaced with at least partially shaded space for tables, chairs and lounges. The cost for this transition is already in the budget.

**NEWS continued on next page**

**NEWS FROM THE BOARD** continued

We need to thank Walt Makos for his effort in repairing many of the umbrellas that broke over the summer. Without his work, we would have had to replace the umbrellas at considerable cost. Next year we will send a reminder on how to use the umbrellas and avoid unnecessary breakage.

**Parking:** We have installed residents-only parking signs on the four lots within the Community. Of course, residents may authorize their guests to park in these overflow lots. The signs are intended to discourage others from parking in the Community while using the bike trail, for example.

**Snow Removal:** We have a new contract with Maxwell for snow removal this winter. Please park in driveways or otherwise off the street if snow of 4" or more is predicted.

**Problems:** Signature is the Community management company. It should be the first point of contact for problems with Community

infrastructure or services, such as common space, roads, irrigation, pool or fitness center, trash collection or snow removal. Signature has a single point of contact - [help@spmde.com](mailto:help@spmde.com) - for all problems. Contact Signature at this email for the most efficient response.

*The Board: Pat, Randy, Jeff - along with Barbara, Diana and Kenny - wish all of you a happy and healthy New Year!*

**Next HOA Board Meeting - January 9**

The HOA Board of Directors meets quarterly on the second Tuesday of the month at 6 PM at the new Lewes Library. All homeowners are welcome to attend. The 2018 Board Meetings are:

January 9, April 10, July 10

The Annual Meeting is scheduled for Saturday, September 22 at 9 AM in the Lewes Library.



Breakwater elves, Misty Pileggi, Ray Scott, Steve Stahl and Richard Camp, decorated our entrance sign and fitness center with holiday greenery.



## Landscaping Update 2017 - Year In Review

by the Landscaping Committee: Misty Pileggi, Chair, and Ray Scott

As another year draws to a close, the Landscaping & Grounds Committee continues its work to enhance the Breakwater common areas for all to enjoy. We have focused on forging strong partnerships with our vendors and facilitating multi-vendor coordination to best maintain our grounds and related infrastructure elements.

**Irrigation:** Irrigation continues to be at the top of many homeowners' list of concerns. While the year began with many repairs early in the season, our irrigation vendor, Sposato, worked through a significant backlog to resolve all known issues and, with the aid of Signature Management, implemented a communication system to keep owners informed as to the status of their ticket. The extensively damaged irrigation lines along Gills Neck Road were repaired and the turf is recovering. A dry spell in the summer required increased watering frequency and an extension of run times into the fall to help new plantings and sod become established. **Please keep in mind that if you are planning any significant yard projects such as plantings, decks, patios, fences, etc., homeowners must contact Sposato directly to flag heads and lines after ARC approval is obtained (if required) and before beginning the project.** Any personal projects impacting the irrigation system remain the responsibility of the homeowner, whereas irrigation operational issues (spray coverage, stuck head, etc.) should still be reported to Signature at [help@spmde.com](mailto:help@spmde.com).

**Enhancements:** Several common areas received landscaping enhancements this year, including new planting beds filled with colorful roses and nepeta adjacent to the Roebuck parking pads; a variety of new trees planted both in the COA and HOA common areas along Roebuck and Overfalls S, including Bosnian Pine, Nishiki Willow, October Glory Maple and Crape Myrtle; the Pilotboat Drive common area saw the addition of Kwanzan Cherry trees; the small bed in front of the pool fence was refreshed with new plantings and stone accents to help with drainage; two dying developer trees across from the pool were replaced with Forest Pansy Redbuds (look for these harbingers of spring to bloom early in the season with a burst of beautiful color!) and a Sun Valley Maple was planted along Gills Neck Road to replace a tree that was felled by a summer storm. Replacement plantings were also completed in the entrance circle, with the addition of four Red Beauty Hollies. Seasonal annuals at the entrance continue to create a colorful welcome into the

community. We again worked with RSC Landscaping to fulfill the master plan by adding attractive, harmonious plantings to enhance the beauty and provide seasonal interest throughout Breakwater.



Entrance circle - before and after



## Landscaping Update 2017 - Year In Review, continued . . .

**Ponds:** We are approaching the one-year mark since our new pond maintenance vendor, SOLitude, came on board. It has been and will continue to be an ongoing process to establish proper buffers, manage vegetation overgrowth and conduct restoration work to get one of the most unique features of Breakwater, our ponds, up to optimum health and full restoration. We have already seen great progress in the short time SOLitude has been in place. The buffers will soon be trimmed back on two of the ponds for a more consistent width and look among all ponds. Fountains have been removed and stored for the winter and will be reinstalled in the spring.

**Playground:** Upkeep of the playground will continue in the spring, including weeding, new mulch and the addition of a new bench. Recently, a “Residents Only” sign was added to the playground gate to dissuade nonresidents from continuing to use it as a public play area. Because the irrigation well and irrigation control system are located adjacent and under the playground, some of this area may be temporarily excavated in the future. The Board continues planning for the acquisition of the well and upgrading the control system. When this project becomes definite, we will coordinate with Sposato to minimize playground disruption.

**Other:** A large area of damaged turf along Gills Neck Road was regraded and sodded to improve Breakwater's roadside entry appearance. The Board approved the new festive holiday décor with holiday greenery at the Breakwater entrance and in front of the fitness center.

## Landscaping Plans for 2018

The past two years we have installed many new additions with an array of plantings designed to enhance the entrance and several common areas throughout the Community. The focus for the new year will shift to maintaining what we already have in place. This includes ensuring the health of existing community plantings and maintaining common irrigated turf areas in the most attractive manner. We will also be working with the Board on the hot tub area renovation project, its adjacent landscaping and oversee the deliverables of our current vendors who will continue to service us through 2018. Common area management will remain a priority to ensure the optimal upkeep of our common elements and amenities for all homeowners to enjoy.

We encourage all homeowners to help keep Breakwater beautiful with well-maintained properties, proper waste disposal and courteous use of common elements. We look forward to continuing to serve Breakwater in the year ahead. Wishing all our neighbors a happy holiday season! *Misty and Ray*



*Thanks to Misty Peliggi for the landscaping and front page photos!*

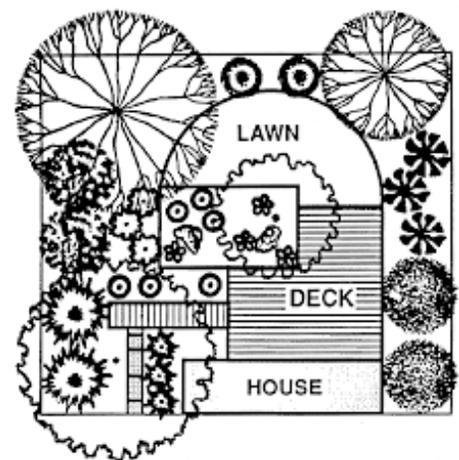
## What is the Breakwater Architecture Review Committee? How to get approval for exterior home and landscaping improvements.

The Breakwater Architecture Review Committee (ARC) is an elected board of three homeowner members. The primary goal of the ARC is to assist Breakwater homeowners to ensure that improvements made to their home's exterior and/or landscaping projects conform with the Breakwater covenants. The covenants include guidelines that homeowners need to review and follow when planning any exterior house or landscaping projects! The ARC will answer homeowners' questions or discuss concerns and provide the necessary feedback and guidance so the application process works smoothly.

The current ARC board members are Bruce Summer, Richard Jundt and Richard Camp. We meet on the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month or as needed to review any applications and approve or send our questions or concerns back to the homeowner. According to the covenants, the ARC has up to 60 days to approve an application after it has been received. Currently, the ARC usually approves the application in a week unless we have to go back to the homeowner with questions.

The application process is as follows:

1. Homeowners can obtain the application form from the Breakwater website ([breakwater-lewes.com](http://breakwater-lewes.com) and click on "information" then "forms/docs"), the property management company (currently Signature PMC – see below), or from a member of the ARC. If you have any questions about the application, please contact a member of the ARC.
2. Along with the application, the ARC needs a copy of the plot showing where the landscaping/deck/patio/fencing/awning work will be done including the dimensions. For exterior work on a house, i.e. changing the paint color of a door, we do not need the plot!
3. For landscaping/deck/patio/fencing work you will also need the irrigation company (currently Sposato Irrigation) to review the work and provide a signed contract for any irrigation work that needs to be done due to your project. A copy of this signed contract must be submitted with your ARC application. Failure to provide the signed contract will delay your application approval.
4. Once the application, plot, and irrigation contracts are ready, the homeowner submits them to the property management company. (The ARC application has instructions for submitting the documents.) The PMC will log the application in and send it to the ARC. They are very good about sending over applications quickly. Once the ARC has the application, we meet on the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month or as needed to review and approve the application. Once we have approved the application we send a notification back to the property management company and the Breakwater HOA board. The PMC then logs in the approval and sends the homeowner a copy of the approved application. Please note that per the covenants, the home owner has six months to complete the approved work. After that they must reapply!



If homeowners have any questions during the work, the ARC is here to assist and can be reached through Signature PMC by contacting: Joann Breneman, [joann@spmde.com](mailto:joann@spmde.com), 302-260-9595. *Richard, Bruce and Richard, ARC Board*

## Winter: Delayed Does Not Mean Avoided

by Nick Hoogs

As the surprise half-foot of December snow hinted, winter has finally come to Breakwater. So, if you haven't already made winterization preparations, here are some tips/reminders. Much of this article is taken from last winter's *Wavelength*, because, at this point, one winter is pretty much like another.

Most important tip: take liberal advantage of the offseason specials in Lewes/Rehoboth/Dewey restaurants — for this year's best list of those (courtesy of the Rehoboth Foodie, go to [rehobothfoodie.com/cheap-eats/](http://rehobothfoodie.com/cheap-eats/)).

For a reasonably good weather forecast for Delmarva at any time during the season, try: [wboc.com/weather](http://wboc.com/weather).

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.

**Insulating the water heater and other exposed indoor pipes** may not be necessary here (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. 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. 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.

continued on next page



### Winterizing continued . . .

For more de-icing information visit: [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 suggestion:

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 — [www.moneycrashers.com/winterizing-your-home/](http://www.moneycrashers.com/winterizing-your-home/)

### Help Keep Breakwater Beautiful!

Yard waste and other debris have been dumped on Breakwater HOA managed common areas, including in the pond buffers, open common spaces, and the forested buffer tree line along the bike trail. Yard waste includes compostable organic materials such as grass clippings, leaves, brush, tree trimmings, pruned vegetation, weeds, shrubs, garden waste, discarded live holiday decorations (Christmas trees, wreaths, seasonal flowers, etc.), as well as soil, sod, mulch, logs, stumps, and rocks. Dumping of such things in the common area is a violation of our community covenants, is unattractive, kills plants and trees, results in debris run off into our ponds, and creates a habitat for rodents and other disease vectors.

You can find information about the proper handling of yard waste on the Breakwater website, [breakwater-lewes.com](http://breakwater-lewes.com). Click on "Announcements" and look for the Yard Waste informational letter. Thank you!

### Breakwater Social Council

The Social Council has some exciting Winter and Spring activities in the works!

If you're interested in lunch and a play at Clear Space Theatre in Rehoboth, let Tina Jundt know. In January/February, the Sherlock Holmes mystery, *Baskerville*, will be at the theatre. And in March/April the musical *Bye Bye Birdie* will be performed. We need twenty people to get a group rate for a play. Contact Tina at [tjundt2@gmail.com](mailto:tjundt2@gmail.com).

Sue Stahl has suggested a wine tasting party at someone's house. Please let her know if you are interested in hosting or attending this new event: [suezmush@aol.com](mailto:suezmush@aol.com).

The final bowling evening at Lefty's for 2017 will be December 20th at 4:45 PM. We are planning to play two games. Come to play or cheer us on during Lefty's Happy Hour from 4 to 6 PM.

Looking further ahead, Saturday, May 26th, will be our Memorial Day Pool Party - Denise Hoban will coordinate food. This a free activity where residents bring food to share.

Announcements and details on the above and other upcoming activities will be announced through our MailChimp email account.

There are many activities going on all year for our Breakwater residents: happy hour get-togethers, bowling at Lefty's, dinner groups, bonfires at the beach, water aerobics, annual yard sale, fishing trip, Cape Water Taxi parties and more! If you want to be included in the regular Social Committee email announcements, or if you accidentally unsubscribed, please contact Gloria Hearne at [breakwatersocial@gmail.com](mailto:breakwatersocial@gmail.com) to have your email address added to the list. Have a Happy New Year and we look forward to seeing you throughout the year!

*Gloria Hearne, Social Council Chairperson*



### Let It Snow, Let It Snow, But . . .

If 4" or more of snow is predicted, please remember to park off the street so our snow removal contractor, Maxwell, can properly plow. Thank you!

**CONTACTS AT SIGNATURE PROPERTY MANAGEMENT**

STUART GALKIN, Property Manager, [stuart@spmde.com](mailto:stuart@spmde.com)

To report problems email: [help@spmde.com](mailto:help@spmde.com)

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

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

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

**2017-18 HOA BOD and Committees**

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

**HOA BOD (Board of Directors)**

Patrick O'Reilly, President

Randy Bies, Vice President Twin Homes

Jeff Rosen, Vice President Condos

**Other Officers**

Barbara Moritz, Treasurer

Diana Pollisino, Assistant Treasurer

Kenneth Schnabel, Secretary

**Grounds/Landscaping Committee**

Chair: Misty Pileggi

Ray Scott

**Pool & Fitness Committee**

Bob Farrell

Bill Hyatt

**Communications Committee**

Chair: Nick Hoogs

BR Breen

Murray Summers

**ARC (Architecture Review Committee)**

Chair: Richard Camp

Richard Jundt

Bruce Summer

**Social Council Volunteers**

Chair: Gloria Hearne

Tina Jundt

Susan Stahl

Denise Hoban

Bruce Summer

Cindi Fooshe

Linda Ager