



SANDY BRAE NEWSLETTER

Picking a Repair Person?

Whether you need a plumber, electrician, tree expert or general handyman, residents are encouraged to shop around. There have been reports of outrageously high estimates for basic repairs. Most companies do free estimates for work projects. Here are some ideas:

- ✓ Ask neighbors
- ✓ Seek suggestions on trusted websites, and Facebook
- ✓ Speak with the experts at local DIY stores

Now that our Yard Sales are done for the year, what do we do with all that extra stuff on our garages, sheds, basements, etc.? Well, if you have bulk items, home items, clothing, that are in good/decent condition, that you want to donate, here are a few places locally that will accept items. Suggest calling ahead as some have designated drop-off days, and some may come to your home for free pick-up.

American Veterans Thrift Store	(302) 703-6406
Beebe Thrift Store	(302) 644-2878
New Life Thrift Store	(302) 644-0171
All Saints Thrift Store	(302) 226-3123
God's Way Thrift Store	(302) 227-2314



If all else fails, there is always 800-GOT-JUNK.

Are you up to date?

In this day and age, we are constantly changing our carriers, cellphones, and email addresses. Some of us old timers, still have AOL email addresses, for fear of changes! Please be sure when changing your email, phone number, or putting your home up for rent, to alert the SBHOA so your files can be updated correctly. You can also go to our website, www.sandybraehoa.com and place a request as well. Residents on our email list get updates quicker, and we reduce paper for the environment, and cost to the HOA. Remember to check your SPAM/JUNK folders as well.

What does the Board do?

5 crucial duties of an HOA Board of Directors

1. Represent the entire community of homeowners.

When you select a Senator, you send them to Congress to be the voice of your state. In the same manner, your HOA Board is elected to represent the best interests of the Association. It is likely that nothing would be done in HOA's if every decision had to be approved by a vote of the homeowners. By electing a Board, decisions can be made quickly by representatives chosen for the job. More importantly, the Board can make decisions that are in the collective best interest of the community, not just one homeowner.

2. Preserve the value of all the homes by maintaining and enhancing the community.

When you think about maintaining or increasing your home's value, you might think of putting in new flooring, or pruning your own hedges. But curb appeal doesn't stop at YOUR property line. An attractive, inviting community that is well maintained doesn't just make current residents happy, it will draw new residents too! This will also entice new buyers to pay top dollar, driving property values for everyone.

3. Interpret and enforce the rules.

This is where the "collective best interest" previously mentioned comes to play. HOA Covenants, Bylaws are in place to protect you. The HOA Board safeguards the value of your home by making sure someone doesn't build an unattractive fence or paint their deck hot pink. It can be a challenging and thankless job for the HOA Board members to interpret the HOA rules, communicate and enforce them. By enforcing the rules, the Board helps maintain the value of the community.

4. Minimize risk and plan.

There are many tasks a HOA Board undertakes that are essential to safeguarding you and your neighbors at risk. HOA Board members have to consider the needs for this month, and this year, but they also have to plan for the next several years; prepared for challengers that could come up unexpectedly.

- Collect dues - When dues go unpaid, the HOA must initiate legal action to collect delinquent owners and/or raise fees to meet its obligations.
- Build reserve funds - HOA dues don't just cover this year's budget. A portion of the dues are put aside for projects that happen less frequently than annually; such as new signs, power-washing and cleaning of signs, excessive snow removal, etc.
- Insurance - You have homeowners' insurance, but what about the land that we own here? We need to assure our properties are covered as well.

5. Keep informed.

It is the Board's responsibility to keep the community informed of its activities and going-ons. We have our newsletter, which we try and get out every season. Our website, which has been updated to more easily accessible with no private information being shared. We are on Facebook where the community can share their thoughts and ideas, and locally what's going on. Lastly, we have our Board! We are all approachable and accessible. We have meetings every 2nd Monday of each month where you can come and listen to what's happening or share some issues.



Resident Spotlight - Michael Roney

40 years in our community

5 questions

1. What is the most things you have seen changed in Sandy Brae?

When we first moved in the residents were mostly retired older residents but as time went by I have seen more younger couples move into the development and with the implementation of the covenants an improvement in the care and looks of the homes and yards.

2. What made you decide to move here?

My wife and I loved the beach and vacationed in Rehoboth practically every summer. One day my wife informed me she wanted to live in the area. So, in 1995 we rented a house in Georgetown and looked for a place to build. We found the lot in Sandy Brae built the house and moved into it in September 1997. The main attractions were the wooded area, the size of the lot and the multiple entrances into the development.

3. What makes Sandy Brae so special?

The fact that it is only 5 miles from both Lewes and Rehoboth beaches and as I said before we both loved to go to the beaches and the great friendly people who live here and care about their neighbors.

4. What hobbies make you happy?

Golf; playing cards and going to the beaches although not as much since my wife passed away in 2010.

5. What's your secret for a good life?

Don't know If I have a secret but I try to treat other people with care and respect and don't sweat the small stuff, life is precious and should be lived one day at a time. Also, my 15 grandchildren and 16 great grandchildren put a lot of joy in my life. I have experienced some health problems as I age, turned 77 this past April, so a good doctor also helps.

Thanks Mike - great advise!

PET WASTE

Hard to believe, but we continue to have issues with neighbors not picking up after their pets. SBHOA has received numerous emails and calls concerning this issue. Residents and homeowners in the State of DE are required to pick up after their pets and dispose of the waste appropriately. Several residents allow their pets to go on other residents' lawns (including some cats) which is inconsiderate to your fellow neighbors. Be considerate and a good neighbor and pick up after your pet. If you see another neighbor or visitors not picking up, kindly remind them as well or let the SBHOA know, and we will remind them to pick up afterwards.



Here are a few reminders, as they relate to pet owners:

- All pets must be on leashes; leashes cannot exceed 6 feet.
- Pets should not be left outside on their own, or for long periods of time in the warmer weather.
- Continuously barking of dogs should be kept inside.
- Pet waste... should be picked up immediately and disposed in your own trash containers.

Trash in our streets.

No judgement if you're a smoker. There are enough commercials and medical reports that say you should stop smoking. The sooner you do, the better it is for your health. Here's the unspoken issue we are facing as a community... we got cigarette butts throughout our streets! While walking my dog personally, I picked up 6-7 discarded butts in a 2-3 house radius; another dog walker complained of the same thing. So even with cigarette smoking being bad for your health, it is now littering our streets. Littering of course is against the law, and our streets are governed by the Delaware State Laws. We have also seen an increase in empty bottles in our streets. So please, if you must smoke, please be courteous and do not stamp your smokes out on someone else's property or flick out the car window. If you do, remember, it is considered littering and a fineable offence if caught.

DID YOU KNOW?

Got Recycling?

DSWA - Delaware Solid Waste Authority is located at Jones Crossroads Landfill on RT 20.

Open Mon - Sat 8:30AM - 3:30PM

Single Stream Recycling, Electronic Goods, Cardboard, Household Batteries, Used Oil and Filters, Styrofoam.

Every Monday from 10AM - 2PM

Household Hazardous Waste

First Monday of each Month from 10AM - 2PM

Shredding - up to 2 boxes

Recycle Your Latex Paint

Eat Out Much?

There is a website dedicated to LOCALS ONLY REHOBOTH?

Eating out, is personally one of my favorite things to do! Love trying new places! But due to the cost, it is not always the most cost-effective thing to do. However, there is a site designed (mostly) for us locals to view our local restaurants and see their latest specials for the off season! The "list" has been around since 2006, and really highlights local small business! Please check out www.rehobothfoodie.com and localonlyblog.com

Speaking of things delicious... please see a sweet receipt for the holidays!

Lindy's Cheesecake Recipe:

1/2 c. butter ad fine cake crumbs or graham cracker crumbs. (I use graham cracker crumbs.)

2 lemons, 1 orange and 1-1/2 lbs cream cheese.; 1/2 c. heavy cream.; 3/4 c plus 2 tablespoons sugar;
4 lg. eggs; 2tblspns sour cream;

Preheat oven to 375. Generously butter 8"x2" round spring form pan. Sprinkle inside with crumbs and shake out excess. Grate lemons and orange rind and set aside. Place cream cheese in bowl of electric mixer. Beat in rind and 1 tsp vanilla. Gradually add heavy cream and sugar, beating constantly on moderate speed. Important thing to avoid in this recipe is beating on very high speed. This would incorporate air and make cake rise like a souffle. Add eggs, one at a time, beating well after each. Add in sour cream and half and half. Pour mixture into prepared pan. Set pan in larger pan and pour in boiling water. Remove from water bath and let stand on rack about ten minutes. Let stand to cool. Makes 8-12 servings. (Place fresh strawberries on top or can of cherry pie filling before unmolding for extra goodness!)

Make Yardwork Fun This Autumn

Transform your outdoor chores into fun this fall

With your to-do list including weeding, fertilizing, mulching, planting, trimming and preparing for winter, autumn is quite a busy season for yardwork. With all the things that need to be done, the task at hand might seem a bit overwhelming and joyless. These tips should serve to make your autumn yardwork a bit more fun, which will help the tasks to fly by.

Treat yardwork like exercise

Don't think of autumn yardwork as a chore – think of it as an opportunity to integrate exercise into your everyday life. Whether you're raking leaves, pulling weeds or shoveling mulch, you're moving your body, exercising your muscles and getting your heart pumping. Better still, you get to do it while enjoying the crisp, refreshing fall weather.

Thinking of yardwork as exercise is also a great way to make it safer and easier on your body. Just like when you run, bike or lift weights, you'll want to make sure that you aren't overextending yourself. Make sure you stay hydrated and take plenty of breaks during and in-between tasks. You'll also want to warm up first, maintain the right posture and use proper techniques for lifting and repetitive motions.

Get other people involved

If you have kids, enlisting them in the day's work can unlock all sorts of fun possibilities. With a little creativity, you can turn yardwork into play. Turn tasks into fun competitions and encourage kids to activate their imaginations. Don't forget one of the most enjoyable autumn activities of all – taking a running leap into a giant pile of crisp leaves, the ultimate reward for a job well done.

If getting children involved isn't an option, you could try setting up a yardwork club with your friends and neighbors. Each weekend, team up and take turns helping each other out with autumn yardwork. You'll finish your tasks more quickly, and you'll get to do them while enjoying the company of people you care about. For even more fun, buy pizza and beverages to enjoy before or after your workday – or fire up the grill and turn it into a party.

Listen and reflect while you work

If you're not operating power tools or a loud leaf blower, a day of autumn yardwork can be a great opportunity to catch up on your listening. During an afternoon of raking and planting, you could binge on that addictive podcast all your friends have been talking about, queue up some lectures on a topic you're interested in or listen to several chapters of an audiobook. If you're a music lover, you could create a soundtrack for the day with a few playlists of old favorites or new tunes you've been meaning to check out.

If you're doing yardwork solo, it's an excellent opportunity to enjoy some introspection and solitude. This could involve meditation, taking stock of your life or pondering new ideas. Another way to relax is to keep your senses fully engaged as you work: Listen to the rustling of the wind, enjoy the changing colors, savor the feel of soil between your fingers and take in the distant smell of burning leaves as you go about your tasks. Though you're liable to be a little sore, you might come away from yardwork feeling refreshed and with a clear head.

Autumn is a uniquely beautiful time of year and working in the yard is a great way to get some enjoyment out of it even if there's hard work to be done. When you're finished, you'll be able to sit back and enjoy your handiwork by looking out over an immaculate landscape with a cold beverage and a sense of personal satisfaction.

Questions?

The following questions were gathered from residents through our recent mailings:

In 2019, will the dues be \$75?

No, the dues are \$100. You will receive an invoice in the mail by the end of November.

Why would the HOA foreclose on a house?

The HOA would not foreclose on a house but will put a lien against it. Covenant 16 on page 7 of the 2017 Covenant booklet describes the process that ends in a lien. Placing a lien is the last resort step we take, but sometimes becomes necessary AND the HOA would not see that income until the house is sold.

We rent our Sandy Brae home. How can my renters be included in email blast from the HOA?

If you rent your home, you need to fill out a rental form that is available on the website. Information requested is your renters email address which is kept in a separate database from the residents. Once we get that form, we will include their email on eblasts. The HOA wants the renters to be informed and be a part of our community!

Have a question?

Want to join the Board? Want to join one of our committees?

Want to contribute the newsletter?

We would  **that!** Please contact us via our Facebook or our website: www.SandyBraeHOA.com



Email: SandyBraeHOA.Lewes.DE@gmail.com

Kathy Davison, President * Jay Abel, Vice-President * Joanne Kempton, Treasurer * John Luzzi, Scribe
Directors, Lorie Seaman, Rusty Rodgers, Shellie DiLauro, Maryann Jachym, and Nick Pereira

The Board would like to wish all the residents a happy, healthy and prosperous new year!

“We are all neighbors. Be kind. Be gentle.” - Clemantine Wamariya

Editor: John Luzzi