



SANDY BRAE NEWSLETTER

Summer 2018

DON'T BE SCAMMED!

We have been advised of a fast-talking solicitor that knocked on a homeowner's door and asked if they needed their driveway sealed. He then went on to state he noticed some loose shingles on the roof, that needed repair. The solicitor asked a roofer to come by immediately, which was one of his sons. The homeowners agreed to all the services, but never asked for a cost. They spent 40 minutes on the roof and charged the homeowner an excessive amount. They ran to the bank to cash their check. Be aware, and don't be scammed. Ask a neighbor to come over and talk with you. Get quote in advance, and in paper. Ask for references, at least two!

NEW BOARD – JUNE 2018!

A new Board has been elected. What you need to know is that your neighbors are now representing us a community. We no longer have a Property Manager or Management Company. The new 9 membered Board have all stepped up and volunteered their time and energies. The monies paid previously for the management company will now be put into the community. Please remember to attend the upcoming HOA meetings held at the Lewes Library, every 2nd Monday of the month. Come and get involved!



SEPTEMBER 14 & 15, 2018

- Fall Yard Sale

Contact Us

Sandy Brae HOA

PO Box 244

Nassau, DE 19969

Email

SandyBraeHOA.Lewes.DE@gmail.com

www.SandyBraeHOA.com

Kathy Davison – Tel: 302.682.3986

Jay Abel – Tel: 302.260.1141

The newly elected Board consists of the following neighbors. See back page for their bios.

Back Row (Left to Right):

Nick Pereira, Joanne Kempton, Maryann Jachym, Jay Abel, Rusty Rodgers

Front Row (left to right):

Kathy Davison, Nancy Hecker, John Luzzi, Lorie Seaman
Shellie DiLauro (not pictured)

Photograph by Sandra Pace

VEHICLES, BOATS & PARKING:

No vehicles, except as may be reasonably classified as passenger cars, vans or pick-up trucks of one ton or less shall be regularly parked upon any lot where they may be seen from the street on a long-term and/or permanent basis. Vehicles must be kept on a paved driveway or within an enclosed garage, not on any property forward or to the sides of the front property line. Parking on grass adjacent to driveways or any other open space on your property is strictly prohibited. Non-compliance can lead to fines and towing. The operation of go-carts, un-muffled motorbikes and/or loud-engine recreational vehicles and all unlicensed vehicles are prohibited in all areas of the community including open lots. Trucks with over (2) axles, tractors, commercial and recreational vehicles and trailers are also prohibited.

BOATS & TRAILERS:

All boats, boat trailers, horse trailers and other recreational trailers must be stored behind the property's front building line.

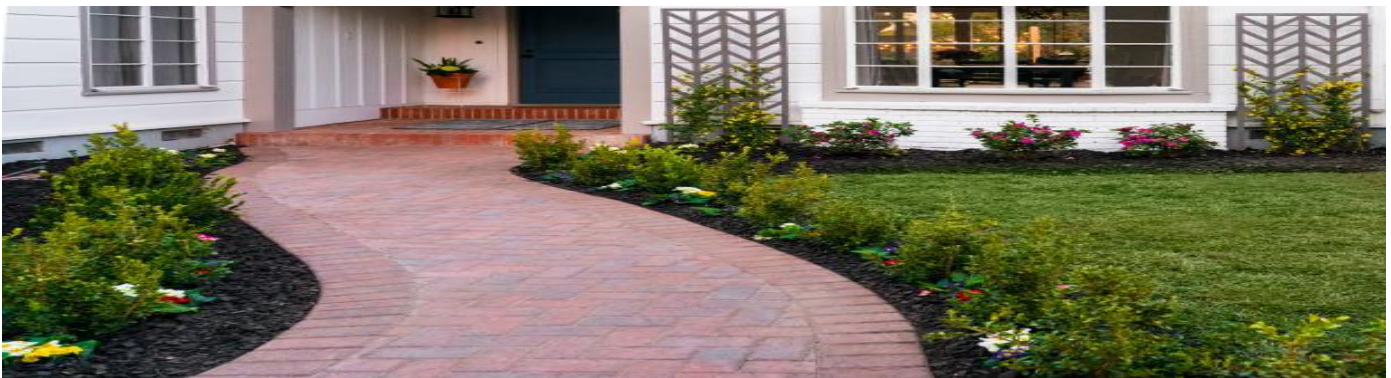
ADDITIONS TO THE EXTERIOR OF YOUR HOME:

Any/all new additions to the exterior of your home must be approved by the Board prior to the start of the project. ARB forms are available on website or by calling Kathy Davison, (302) 682-3986.

CURB APPEAL:

How to Add Curb Appeal with Colorful Walkway Planting

Plant an inviting entry to make your house the envy of the whole neighborhood. A mixture of evergreens and annuals will mean an easy-to-maintain walkway that looks great year-round.



What you will need: evergreen bushes, annual plants, garden soil/mulch, shovel, rake, hand trowel and garden gloves. Also, remember if you are working outdoors during the warm weather, please make sure to stay hydrated and drink water.

What is an HOA?

WHAT IS A HOMEOWNERS' ASSOCIATION (HOA)?

An HOA is the group of homes in a community who share a percentage interest in the common land and owns their plots.

Membership in the HOA is Mandatory

When you buy a home in a Homeowners Association (like Sandy Brae), Delaware State Law automatically makes you a member of the Association, subject to the Declaration of Covenants, and Bylaws. The Board of Directors promulgates the Bylaws and Covenants. You don't have the choice of not joining, you agree that you will obey and follow all HOA rules and pay regular dues and any special assessments.

Penalties may be imposed for breaking HOA rules

When a homeowner breaks a rule of a covenant or bylaw the HOA may take action. HOA is a legal entity that can enforce rules and regulations, assess fines, take legal action against delinquent owners, and enter into contracts with vendors for many different vendors for services such as snow removal, landscaping, management and insurance. The action may be simple to the homeowner to reverse the Violation.

You must pay dues and any special assessments

Owners in a HOA pay Association Fees or maintenance fees. The Board sets the budget and the owners pay the annual fee, which is DUE JANUARY of every year. Sandy Brae uses the fees for maintenance of common areas, snow removal, landscaping, up-keep of entrance signs, mailings, advertising for yard sales, signage, rental of meeting spaces, legal fees (as needed), reprint or printing of Covenants and Bylaws as needed (such as for new residents), upkeep and care of website, and as needed expenses.

Advantages of HOA's

HOA's balance their restrictions with advantages. If the homeowners follow the rules (or the HOA enforces the rules when the homeowner breaks them), you avoid the problems that plague some neighborhoods, such as trash piling up in someone's yard, poorly maintained homes, yards, etc. You have a voice. You can vote for Board members. You are encouraged to attend monthly Board meetings to learn more about your association or run for a seat on the Board!



Resident Spotlight – Nancy Hecker

40 years in our community – an original first owner in Sandy Brae. Anniversary was February 1

5 questions



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

Traffic; bigger roads, more developments bringing more people into our area year-round. We are not just a summer community anymore. More schools & stores and fewer farms in Lewes, Rehoboth areas. I can remember when two cars might have traveled on Plantation RD in any one day. When the sewer went in they made it alternate 1. Then everyone loved the time saved when traveling north to south; changed the sleepy road into a highway.

2. What made you and your husband decide move here?

This community was in the development stage – many vacant lots. Original & section 1 were being developed. We bought in 1975. Picked this lot because of the elevation; I wanted a basement and the sun in the front of my house. There was a trailer on Postal & Plantation Roads & the person had chickens. We heard the rooster crow & enjoyed fresh eggs. Plantation East was a cornfield. We looked at Breezewood but it was adjacent to what is now Rehoboth Shores which was a little airport for private & small planes. My husband thought it would be noisy & interfere with television.

3. What makes Sandy Brae so special?

The Community is neat, well-kept and close to everything now. When we bought, Sandy Brae was considered “out in the boonies”. Midway had (a) grocery store, meat & “sundries” store about where Dollar Tree is now. Best now Ace was another meat, groceries & hardware store at 5 Points. You could find anything you wanted here. The A&P was in the liquor store next to PNC Bank on Route 1, in RB. Newcomers are happy to meet you and get information about their new home. I took the census in 1990 & 2000 & really became familiar with the sub-divisions & farmland in Sussex County.

4. What hobbies make you happy?

I love arts & crafts. I enjoy singing in the choir at Epworth and participating in annual church jewelry sale. Harry Spencer was president (of the SBHOA) when we moved in & he asked my husband to be on the Board. Harold said “no, I’m going fishing”. Then he asked me and I’ve enjoyed it ever since. (I’ve) Walked a petition 3x for a traffic light at Postal & Plantation; and now we have one.

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

Stay active as long as you can be. Be interested in those around you. Be able to give of yourself in any capacity – the returns will be a thousand-fold. Life can be fascinating if you can listen to others – broadens your horizons. Have many friends – they will be there for you and you’ll never be lonely. Just be happy with your “lot” in life. Contentment adds to wellbeing & happiness.

Know someone you think should be spotlighted, contact the Board and let us know why. They may be featured in our next newsletter



SUMMER'S HERE!

Here's a gentle reminder for the upkeep and maintenance of your home...

The aesthetic appearance of all homes affect the property value of all other homes; please make sure that you:

- Maintain your lawn & keep all your landscaping within the Covenant standards
 - Keep your open spaces such as decks, porches, patios, front & sides of your house, free of clutter
 - Replace torn screens
 - Repair and/or paint any ancillary buildings such as sheds & garages
- Paint the exterior of your home as needed
 - Replace rotted exterior wood surfaces
 - Perform necessary roof repairs
 - All homes, per the covenants are obligated to have window treatments; no towels, sheets, card board, newspapers or painted windows are permitted

REMINDERS FOR HOMEOWNERS:

Pets: All pets should be leashed when outside, or not in a fenced area. All waste should be picked up and disposed of properly.

Renters: If your property is currently being used as a rental property, you need to let the Board know of the tenants and their names.

HOA Meeting Notes:

What happened at the last HOA meeting? You couldn't attend? You can visit our website at www.sandybrae.com and check out last month's meeting notes, and also sign up to have the RSS feed alert you of any new postings.

Sandy Brae Website:

Thank you to all our residents who have visited our website and our Facebook page to update your contact information so you can receive information timely. Some things you can access from our website or Facebook are:

- ARB Forms for any anticultural changes
- HOA Meeting Notes
- Update your mailing address
- Join a committee / make a suggestion



Sandy Brae Board Bios:

Kathy Davison, recently retired, owned in Sandy Brae since 1999, moved here full-time in 2005, and previous SBHA Board member for 9 years. Past President of Lewes Chamber of Commerce; was on the Board of Coastal Concerts and Milton Theatre, and is currently on the Board for Clear Space theater. Lives with her wife Ruth and their dog Hadley on Locust Lane.

Jay Abel, has lived in Sandy Brae with his wife Karen and mother-in-law Dot since 1999. They raised their two children here. Their daughter Ashley, who is married to Rick and their son Jayson who will be married soon to his fiancée Shannon. The love of their life is their grandson Haiden. Jay was a tool and die maker for twenty years. He started his own business as a general contractor in 2004. Jay looks forward to working with his neighbors and helping out in the community to all who call Sandy Brae home.

Shellie DiLauro, and her husband built their house in 1987 and moved to Sandy Brae in 1996. We always went to the New Jersey beaches. But, one day I said to my husband, "Let's go to another beach." He said, "Where do you want to go?" I answered Rehoboth Beach Delaware. His response was remarkable, "I didn't know there was a seaside community in Delaware!" It was the hottest day when we came to the shore and drove down Rehoboth Avenue. Then we looked around and found a house in the Breezewood Community that we liked. When we asked the realtor to see it, we saw that there was a leak on the ceiling. So, then we started looking at the rest of the communities in the area and found Sandy Brae. As we drove through, the people waved who were working outside. That seemed very friendly and endearing to us. We found several lots in the development and chose the one we eventually built our house on.

Joanne Kempton, retired Financial Manager and Bookkeeper for several local businesses, previous SBHOA Board Member for four years. Moved to Sandy Brae from New Jersey in 2002. Volunteers for the Historical Lewes Farmers Market. Enjoys golf, yoga, and Taiichi. Lives with partner Judy and their "cat kids" on Locust Lane.

Maryann Jachym owned in Sandy Brae since 1999 and lived here since 2001. Asked to be on the SBHOA after settling in. Was on the board for approximately 6 years and had various positions. Glad to be a resident, help the board again, and glad to be volunteering for the data base for SBHOA.

John Luzzi, currently serving the SBHOA Board for the past four years a "scribe". Lives in Sandy Brae since 2010 with husband, Al and their furry dog-child, Tula. We enjoy working on the house, good food and restaurant, our friends, our family and music. Living on Beech.

Nicholas Pereira became a resident of Sandy Brae in 2014. He served honorably in the US Air Force for 8 years, completed multiple deployments in support of Operation Iraqi Freedom and Operation Enduring Freedom. Currently lives with his wife Natalie and their dog Mia. They are expecting their first born, July 2018. He currently works as a Network and Communications Administrator.

Rusty Rodgers has been a resident of Sandy Brae for nineteen years. Previously served three terms on the Board. He is retired from the Delaware Air National Guard as a Human Resource Manager after forty-one years of service. He lives with his wife on Maple Lane.

Lorie Seaman – I bought my home in Sandy Brae in 2011. After retiring from Rutgers University in 2016, I moved full time to this community. In January of 2018 I was appointed to the SBHOA which has been a great learning experience as well as a fulfilling one. I enjoy the opportunity this role has given me to connect with the people of Sandy Brae and give back to the community. I live on Birch Drive with my partner Sandy.

Isn't Lewes a beautiful place to live??

Share your thoughts of why you live here or moved here in our next newsletter.