



September 2014

Sandy Brae Homeowners Association, Inc. | Managed by: Solutions Property Management

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CEDAR GROVE AND POSTAL LANE RE-ALIGNMENT

DELDOT has assigned a new staff member to this project – John Caruano. We received a recent update from John which says: At this time the Department does not have a construction schedule since the contract has not been awarded. Due to the nature of this project and the time constraints associated with the use of lane restrictions in this area we will be allowing the contractor flexibility to phase/stage this project in a manner that allows them to complete the work in the shortest amount of time. Once the contract is awarded to the contractor they will be required to submit a construction schedule and at that time we will have more definite answers to dates of road closures and other specific work activities. Progression is very important to us as well. Thank you for your continued interest in this project.



There will also be some utility pole relocations that will be included in the beginning of this project. That will happen the end of September, first part of October. This is the reason the red flags are posted along Postal Lane. Road construction is scheduled to begin later in December.

RV PARK ON CEDAR GROVE ROAD

The Sussex County Council vote on this project is still on hold. Councilman Mike Vincent, Chair of the Council is the one who has the power to put it on the Council agenda. He does not seem to be willing to do that prior to the General Election on November 4th. If it appears on the County Council agenda in the future, we will notify residents immediately.

TRIMMING

If you live on a corner on Postal or Plantation, please trim your tree limbs, plants and other vegetation so everyone leaving Sandy Brae has complete visibility when entering Postal or Plantation.

SPEEDERS

The number of homeowners exceeding the speed limit in our neighborhood seems to be increasing everyday. There are many joggers, dog walkers, bike riders, and visiting grandchildren who also use our streets. Please be careful and SLOW down to protect everyone. The speed limit in Sandy Brae is 25mph.



SUSSEX COUNTY LEASH LAW

There is a leash law in Sussex County as well as the State of Delaware. Please leash your dog(s) at ALL times and please pick up after your dog(s). Also, to report lost or found dogs/cats, contact Delaware Animal Care and Control (DEACC) at <http://www.deacc.org> or call 302-698-3006.



SANDY BRAE HOA ANNUAL MEETING JUNE 7 2014 - HIGHLIGHTS

The Annual Sandy Brae Homeowners Association meeting was held at Beebe Medical Arts Building at 1pm and was attended by one of our larger turnouts of 74 residents and guests as well as the Board and Property Manager, Cathy McCallister.

Highlights

- Pete Schwartzkopf, DE Speaker of the House, discussed the delay of the new construction at Postal/Plantation Roads is due mostly to politics and conflicts with DelDot & Delmarva Power.
- In February the Board voted to reduce the meetings to every other month and were able to secure the use of the Beebe Medical Arts Building for the Annual meeting. In addition, Beebe has offered their facility to the Board for the bi-monthly meetings free of charge. The new site saves the Board over \$500 a year in rentals.
- 10 homes were sold in 2013. Currently there are 8 homes on the market as well as two new homes under construction. The previous sales in 2013 plus some in early 2014 has helped to raise the value of our existing homes.
- At last years Annual meeting it was noted that some of the homes in SB were untidy and some had unsightly issues. The Board instituted a new fining process for those not meeting our covenants. Solutions Property Management has done a great job in enforcement and the improvements in the community are obvious.
- Solutions Property Management has revamped the web site and made it more user friendly to retrieve news and documentation.
- The Spring Yard Sale reports 11 homes on the rainy Friday participated on 33 on the beautiful Saturday. The Fall Yard sale is scheduled for September 19 & 20.
- Currently there are 13 homeowners who have not paid their 2014 HOA dues for various reasons. Some of these in fault are being referred to our legal counsel who will notify the property owners they have 10 days to pay or a lien will be placed on their property. 95% of the funds have been collected.
- It was suggested by a number of homeowners to look at our current \$75 fee , and perhaps consider an increase for 2015 if possible.
- A number of residents suggested we change the due date of the dues to the end of January, rather than the current due date of March 1. The Board will consider this proposal at the next bi-monthly meeting.
- After the meeting many homeowners came up to meet the Board and Cathy and offered more suggestions to help improve the community.

HOA BOARD MEETINGS

The Board voted last spring to reduce the need to have monthly meetings. The meetings are now every other month starting in October. The meeting location has also changed to be held at the Beebe Medical Building behind the Beebe Health Campus on Rt. 24. The Annual Meeting in June was held here. The Board was able to save \$50/mo by changing to Beebe. The meetings will be held on the 2nd Tuesday at 7pm., with the next meeting scheduled for Tuesday, October 14th. Meetings usually last about 1hour. At the end of the meetings, 15 minutes are set aside for community concerns. Homeowners are always welcome to attend.

VOLUNTEERS

There is always a need for volunteers in any organization and Sandy Brae is no exception! We need volunteers to serve on the Board in fulfilling the community needs. Remember you would only be asked to serve 1-1 ½ hours EVERY OTHER MONTH. Please put a little time aside to assist the Board. If you are interested, please send a short letter describing how you think you could the Board. Send letter to SBHOA, Box 321, Lewes. De 19958.



REMINDERS



Don't forget to lock your cars at all times. There continues to be reports around the area of break-ins. Call the police if you see suspicious activity at you or your neighbors vehicles.

September 9th is the Primary Election for Sussex County. Our voting location is Cape Henlopen High School.

Don't forget that the keeping of boats and boat trailers forward of the front property line is prohibited. They must be on the side or the rear of your house.

FALL YARD SALE

The Annual Fall Yard Sale will be held Friday, September 19 and Saturday, September 20 from 8am to 3pm. Clean out your garages, basements, closets, attics, etc. and prepare to make lots of money and get rid of your "junk". This is also a good opportunity to walk around and meet your neighbors.



OUTSIDE HOME IMPROVEMENTS

If you plan to add an addition, deck, fence or any exterior modification to your property, you must **FIRST** submit an Architecture Review Board (ARB) form with your plans to the Board for approval. This should be at least 30 days before you need an answer. The sooner, the better. You cannot start your project until you have approval. Call Solutions at 302-581-9060 to receive the forms.

SNOW REMOVAL



This past winter provided Sandy Brae, as well as the entire area, with one of the heaviest snowfalls on record. Sandy Brae participates in a snow removal program through DelDot that reimburses a community with State roads (which we have) up to 75% of costs the community spends to remove the snow. This year we spent \$8850 to remove the snow on our roads. The State (DelDot) reimbursed \$5106.75 to Sandy Brae, leaving a balance of \$3743.25 from our budget. The community will continue to participate in the program for 2015.

COMMUNITY INSPECTIONS

Great strides have been made by owners and the community inspections are at a monthly minimal in terms of violations. There were several houses in non-compliance for many months that have taken care of their property and addressed their issues. Of course summer then brings out the violations associated with parking additional vehicles on the grass and recreational vehicles & boats and their respective trailers illegally parked in driveways. This all normally goes away quickly as Labor Day concludes. Please note if you do keep your boat at your Sandy Brae home during the off-season, it must be parked so that it does not extend beyond the front plane of the house.

Even though improvements have been realized, let us not forget that these monthly inspections benefit the community and serve a dual purpose:

- assures that the Covenants, which each and every one of us agreed to upon purchase of our homes in Sandy Brae, are being adhered to
- a way and means of maintaining community integrity, safety and property value
- sustains property values in this volatile housing market
- makes everyone "good neighbors" by respecting your home and property as well as theirs

If everyone makes a conscientious effort to keep a good "street sight" appearance, it would greatly enhance the image of the neighborhood. If this could be achieved and adhered to by all, Sandy Brae would stand out as one of the oldest and most preserved communities in Sussex County.

SHED COVENANT CHANGE

Due to the lack of quorum at the Annual Meeting, both in attendance and in voting for the proposed change to the Covenants in terms of permitting detached sheds, the Board opted to attempt to reach out to those owners who had not cast a vote either by proxy or in person. A Board representative is actively canvassing the neighborhood in order to obtain a quorum vote on the matter.

To refresh everyone's memory on what is being proposed, the current version of the Covenants reads as follows:

Section 2

"No shack, barn, or other outbuilding except as provided in Section 5 shall be erected or place or be used for any purpose whatever, upon any lot or land area, excepting (a) garages, (b) swimming pools, (c) temporary structures or shelters used in connection with and while construction is being carried out, said garages, swimming pools and detached sheds to be located as prescribed in Section 6 of this Covenant."

The wording in Section 2 being proposed as a change is highlighted below:

"No shack, barn, or other outbuilding except as provided in Section 5 shall be erected or place or be used for any purpose whatever, upon any lot or land area, excepting (a) garages, (b) swimming pools, **(c) detached shed** or (d) temporary structures or shelters used in connection with and while construction is being carried out, said garages, swimming pools and detached sheds to be located as prescribed in Section 6 of this Covenant.

The other section of the Covenants that would also need to be changed is Section 5 which currently lists the requirements and specifications for the homes and all ancillary structures which are presently permissible in Sandy Brae such as gazebos, driveways as well as the requirement for five (5) digit 911 numbers to be posted on the house.

If the change as proposed in Section 2 is passed, i.e., detached sheds are added, then Section 5 would have a section 5E added to include a description of the required specifications to install such detached sheds. The preliminary restrictions being considered by the Board include, but are not limited, to:

ARB form must be submitted and approved
Maximum size is 150 SF
Must be made out of wood or vinyl siding
Colors must match house

Can only be installed in back of property
Must adhere to County setbacks
Must obtain any required permits
Must contact Miss Utility, if necessary

Sandy Brae Calendar of Events

Event	Date	Time
Rehoboth Beach Farmers Market	Tue thru Oct.	1pm – 4pm
Lewes Farmers Market	Sat thru Oct.	8am – 12pm
Primary Elections Cape Henlopen H.S.	9/9	7am – 8pm
Lewes Dragon Boat Races – Canalfont Park	9/14	9am - 6pm
Lewes Oktoberfest – Market St & Mary Vessels Park	9/19	4pm – 6:30pm
Lewes Artist Studio Tour	9/20	9am – 5pm
First day of Autumn	9/23	
Rosh Hashana	9/24	
Yom Kippur	10/3	
38 th Rehoboth Ann Fall Sidewalk Sale	10/3,4 & 5	9am – 9pm
Lewes in Bloom Fall Plant sale - 2 nd & Bank Sts	10/4	8:30am – 4pm
Lewes Fall Craft Fair – Lewes Historical Complex	10/4	9am – 4pm
19 th Annual Boast the Coast Maritime Festival - 302-645-8073	10/4	11am – 5pm
Coast Day 2014 – Univ. of DE Hugh R. Sharpe Campus – Pilotown Rd	10/5	11am – 5pm
Sandy Brae HOA Monthly Meeting - Beebe Medical Center	10/14	7pm
Fort Miles Open House Historical Assn – Cape Henlopen State Park	10/18	10am – 3pm
25 th Ann Seawitch Halloween & Fiddlers Festival–Rehoboth Beach	10/24, 25 & 26	10am – 5pm
Halloween	10/31	
Ann Holiday Bazaar Lewes Senior Ctr	11/1	8am – 1pm
30 th Annual Holiday Fair for Fine Craft Show – Rehoboth Art League	11/1 & 2	10am – 4pm
Daylight Savings Time	11/2	
Rehoboth Beach Independent Film Festival	11/5 – 11/9	10am – 11pm
Elections – Cape Henlopen H.S.	11/4	7am – 8pm
Veteran's Day	11/11	

Calendar for year 2014 - 2015

	September							October							November							
	Su	M	Tu	We	Th	Fr	Sa	Su	M	Tu	We	Th	Fr	Sa	Su	M	Tu	We	Th	Fr	Sa	
			1	2	3	4	5	6				1	2	3	4							1
	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
	28	29	30					26	27	28	29	30	31	23	24	25	26	27	28	29		
															30							
	December							January							February							
	Su	M	Tu	We	Th	Fr	Sa	Su	M	Tu	We	Th	Fr	Sa	Su	M	Tu	We	Th	Fr	Sa	
			1	2	3	4	5	6				1	2	3								
	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
	28	29	30	31				25	26	27	28	29	30	31	22	23	24	25	26	27	28	

