



March 2014

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

PO Box 321, Lewes, DE. 19958

Office (302) 581-9060 | Fax (888) 400-7247 | Email: SOLUTIONSPROPMT@GMAIL.COM

SPRING YARD SALE

The Annual Spring Yard Sale will be held on Friday and Saturday, May 16 & 17 from 8am to 3pm. Start going

through your closets, basement or garage to find the many “treasures” you may have forgotten about! We have seen just about everything imaginable for sale at your homes. Don't forget, if you don't want to carry all that “stuff” back in the house—price the items to go to some lucky friend or next door neighbor and let them worry about where to put it! If you still have items that did not sell, give them to one of the many second hand stores in the area. If you have large items (furniture, etc) you might consider ReStore in Georgetown. Call 302-855-1156 for pick up of gently used tools, furniture, cabinets, and appliances that are less than 10years old.



SBHOA ANNUAL MEETING

The Annual SBHOA meeting will be held on Saturday, June 7, 2014 at 10am. The meeting will be at the Beacon Middle School

on Rt. 24. We are looking for a special speaker to speak to the group. If you have any suggestions, please let us know. The meeting should last 1-1/2 to 2hours.

MONTHLY BOARD MEETINGS

At the February Board meeting, the Board voted to meet every other month at the AmericInn at 7pm instead of every

month. Meetings last approximately one hour and all homeowners are invited to attend. Should an association member have a specific topic they would like covered, the request should be presented to the Board at least two weeks prior to the scheduled Board meeting. The next meeting will be held on Tuesday, April 15 at 7pm at the AmericInn.

REVIEW OF ASSOCIATION'S DECLARATION OF COVENANTS

As announced at the

December Board meeting, the Board has made the decision to not to review the governing documents. They have been advised by the Association's attorney that as long as they govern within the Covenants and not to make any decisions or take any actions which conflict with them, that there is no reason to spend the time, effort and dollars to amend them.

ARB FORM

The Board has been reviewing the ARB form for changes to Sandy Brae property in an



attempt to make it user-friendlier and the requirements less restrictive.

One of the topics of discussion, which has been in debate for many years, is sheds. For as long as this Board can remember, and during the terms of many previous Boards, sheds were always required to be attached to the house. However, the small section of the Covenants, section 2 that addresses various types of “outbuildings,” never expressly includes the word “shed.” Therefore, the section and the ability to install detached sheds has been challenged and brought to the Board's attention. The Board sought out the opinion of the Association's legal counsel and he advised the Board that he did not believe that the present Covenants could prohibit detached sheds.

As a result, the Board has added sheds to the revised ARB form yet with the following restrictions:

- ARB form must be submitted and approved before installation
- 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 & adhere to County setbacks
- Must obtain any required permits
- Must contact Miss Utility, if necessary

ARE YOU PLANNING OUTSIDE HOME IMPROVEMENTS? If you have plans to add fences,

additions, decks, or any modifications 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. Call Solutions at 302-581-9060 to receive the forms. The form will be available on the website shortly.

COMMUNITY INSPECTIONS Community inspections benefit the community in many ways.



The purpose is to assure that the Covenants, which each and every one of us agreed to upon purchase of our homes in Sandy Brae, are being adhered to. This serves as a way and means of maintaining community integrity, safety and property value. Taking pride in one's home is instrumental and directly linked to sustaining property values in this volatile housing market. It is also about being a good neighbor and 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. This would require keeping all storage items & trash totes plus additional vehicles (cars, boats, trailers, campers, etc.) away from the front and side views of the house. 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.

To date, there are only (2) houses that exhibit multiple violations. Cathy McCallister from Solutions Property Management has had direct contact with both owners and the owners have petitioned the Board for an extended period of time, (30) days from date of contact, to remedy their property of the infractions.

REGISTERING OF RENTAL UNITS WITH ASSOCIATION

In the December newsletter, all owners with rental units were asked to provide Solutions Property Management with basic demographic information regarding their tenants so that in the event of an emergency or violation of any of the Association's policy, procedures, rules and/or regulations, they could be contacted directly.



At one point in time, a survey had been performed and there were close to (25) rental units; to date, very few owners with rental units have responded.

Based on the lack of cooperation, but on the necessity of having this pertinent information, the Board will ask one last time for the information to be submitted to Solutions Property Management no later than April 15, 2014.

Failure to comply could result in a fine to the owner.

SPRING/SUMMER REMINDERS CARS – Don't forget to lock your cars at all times. There



have been reports in the area of break-ins. Call the police if you see suspicious activity at you or your neighbor's vehicles.

GRASS CLIPPINGS – We have been asked by several property owners to remind you to blow your grass clipping out of the street after the grass has been cut. If you use a contractor, advise them also.

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

CARS – Don't forget to lock your cars at all times. There have been reports in the area of break-ins. Call the police if you see suspicious activity at you or your neighbor's vehicles.

BOATS - This is just a reminder that the keeping of boats and boat trailers forward of the front property line is prohibited.

WATER – Have you had your well water tested lately? Remember, all you need to do is go to the Health Department in Georgetown (opposite Motor Vehicle inspection station) and obtain a test kit for \$4.00. Follow the directions on the kit, return kit to the Health Dept. and your results will be mailed to you via mail. We suggest testing once a year. Call 302-856-5496 from 8am-4:30pm.

DUES UPDATE As of the writing of this newsletter, 72% of all Sandy Brae owners had paid their



annual 2014 dues leaving (71) still unpaid. The deadline for payment is March 30, 2014 after which time a \$25 late fee will be added to all unpaid accounts. If you have a financial situation that prohibits you from paying your dues either in full or on time, contact Solutions Property Management @ 302-581-9060.

The Board is also considering changing the due date of the fees in 2015 due to the lack of cash flow available in the early winter months to supplement one of the Association's greatest expenditures, snow removal. So far this year, there have been three (3) snow events that required plowing and all three (3) events, although very necessary based on the conditions in Lewes, were denied Deldot reimbursement. The Board has reached out to both Ernie Lopez and Pete Schwartzkopp for assistance in this matter.

However, if Sandy Brae faces an earlier winter season at the end of 2014 coupled with a snowy 1st quarter 2015 and a lack of cash flow based on a dues deadline date of March 1st, a special assessment may become necessary sometime in the future.

BUDGET A copy of the Board approved 2014 budget, along with a comparison to the 2013 budget and the actual year-end total expenses, has been included on Page-5 of this newsletter for your review.

Each owner has the right to "reject" the budget. If you choose to "reject" the budget, please submit your reasons, in writing, to Sandy Brae HOA, PO Box 321, Lewes, DE 19958 on or before April 15, 2014.

Further discussion regarding the 2015 budget, the amount and the timing of the payment of dues will be on the agenda for the 2014 Annual Meeting.

RV PARK The vote on the RV Park has still not been scheduled. Sussex County Council President, Mike Vincent has stated that he needs time to read through the file and will not schedule the vote until he has accomplished that. There are 2 large boxes of files on this project and this could take some time. Mr. Vincent is reluctant to talk with any of the representatives of the community in fear that this could cause a lawsuit.

CEDAR GROVE AND POSTAL LN REALIGNMENT We have confirmed with DELDOT that the realignment has been stalled because of the negotiations with Delmarva Power concerning the easements Delmarva holds on some properties. Negotiations are continuing with DELDOTS Right-of-Way section and Delmarva is refusing to order materials or start relocating their poll line until an agreement is reached on the compensation for the easements. They need a long lead-time for materials to be delivered and also need to schedule and outage for the power line to relocate it. DELDOT does not want this to happen during the summer months. DELDOT will not be able to proceed with their construction until the pole lines are moved and out of the way. DELDOT states they will not be able to proceed earlier than the fall of 2014.

VACANCIES ON THE BOARD The Board is seeking people to serve on the Board. There are currently three vacancies that need to be filled. The Board meets the third Tuesday every other month at 7pm at the AmericInn in Rehoboth. The meetings usually last about 1-1/2 hours. There could be other meetings during the 2 month period, but would be scheduled within each Board members schedules. If you are interested, please send a short letter describing why you think you could help the Board. Send letter to SBHOA, Box 321, Lewes, DE 19958.



BOARD OF DIRECTORS

- President** - Bob Daniel
- Vice-President** - Betty Deacon
- Secretary** - Barbara Brewer
- Treasurer** - John Luzzi
- Member at Large** - Barry Staebler
- Member at Large** - Nancy Hecker
- Solutions Property Management** – Cathy McCallister



Sandy Brae
Spring Yard Sale
Friday & Saturday
May 16 & 17 8:00 am – 3:00 pm



**SANDY BRAE HOMEOWNERS ASSOCIATION
PROPOSED 2014 BUDGET**

	<u>2013</u> <u>Budget</u>	<u>2013</u> <u>Actual</u>	<u>2014</u> <u>Proposed</u>	<u>Comments</u>
INCOME				
HOA Fee	\$ 19,200	\$ 19,500	\$ 19,500	260 lots @ \$75 each
Interest	\$ 225	\$ 163	\$ 276	From HOA's Certificates of Deposits
TOTAL INCOME	\$ 19,425	\$ 19,663	\$ 19,776	
EXPENSES				
ADMINISTRATIVE				
Accounting	\$ 150	\$ 453	\$ 900	Tax Returns, Financial Review, Monthly Statements
Insurance	\$ 2,000	\$ 1,909	\$ 1,909	
Taxes	\$ 25	\$ 63	\$ 75	
Property Management (Contract)	\$ 9,300	\$ 8,838	\$ 9,300	
Property Management (Non-Contract)	\$ -	\$ 707	\$ -	Association Matters & Collections (4) mailings/year @ \$0.50/lot
Legal	\$ 1,000	\$ 945	\$ 700	
Postage	\$ 200	\$ 1,576	\$ 520	
Office Expenses	\$ -	\$ 363	\$ -	Projected cost of \$5/lot/year for communications
Reproduction	\$ 300	\$ 1,348	\$ 1,300	Room rental for Board & Annual meetings
Meetings	\$ 300	\$ 200	\$ 375	
Donations	\$ 150	\$ -	\$ -	Yard sale signs & advertisement
Website	\$ 600	\$ 280	\$ 280	
Events	\$ 75	\$ 100	\$ 100	
Miscellaneous	\$ 600	\$ -	\$ 100	
Grounds Maintenance	\$ 2,500	\$ 2,105	\$ 2,000	Grass cutting of common areas
Snow Removal	\$ 2,000	\$ 750	\$ 2,000	(3) plowable events @ 75% State reimbursement
TOTAL OPERATING EXPENSES	\$ 19,200	\$ 19,635	\$ 19,559	
NET INCOME	\$ 225	\$ 28	\$ 218	Only amount being allocated to Reserves/year

Sandy Brae Calendar of Events

Event	Date	Time
Merchant's Attic – Rehoboth Convention Center	3/15	9:30am-1:30pm
Saint Patrick's Day	3/17	
First Day of Spring	3/20	
4 th Annual "Get Down In Town" – Rehoboth Beach	4/4	5pm-8pm
5 th Annual Lewes Tulip Festival – Passover	4/10-12	Call 645-8073
4/14		
Sandy Brae HOA Bi-Monthly Meeting – American	4/15	7pm
Great Delaware Kite Festival – Cape Henlopen Park	4/18	9:30am
Happy Easter	4/20	
Earth Day	4/22	
Flower and Arts Festival – East Coast Garden Center	4/26	8am-5pm
19 th Annual British Motorcar Show – Lewes	5/3	11am-3pm
Blessing of the Fleet – Fisherman's Wharf - Lewes	5/4	2pm-5pm
Happy Mother's Day	5/11	
SBHOA ANNUAL SPRING YARD SALE	5/16 – 5/17	8am – 3pm
31 st Annual Spring Sidewalk Sale – Rehoboth Beach	5/16 – 5/18	9am-9pm
Memorial Day	5/26	
SBHOA ANNUAL MEETING – Beacon Middle School	6/7	10am-12pm

Calendar for year 2014

March							April							May								
Su	M	Tu	We	Th	Fr	Sa	Su	M	Tu	We	Th	Fr	Sa	Su	M	Tu	We	Th	Fr	Sa		
						1			1	2	3	4	5							1	2	3
2	3	4	5	6	7	8	6	7	8	9	10	11	12	4	5	6	7	8	9	10		
9	10	11	12	13	14	14	13	14	15	16	17	18	19	11	12	13	14	15	16	17		
16	17	18	19	20	21	22	20	21	22	23	24	25	26	18	19	20	21	22	23	24		
23	24	25	26	27	28	29	27	28	29	30	25	26	27	28	29	30	31					
30	31																					
June							July							August								
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	7			1	2	3	4	5							1	2	
8	9	10	11	12	13	14	6	7	8	9	10	11	12	3	4	5	6	7	8	9		
15	16	17	18	19	20	21	13	14	15	16	17	18	19	10	11	12	13	14	15	16		
22	23	24	25	26	27	28	20	21	22	23	24	25	26	17	18	19	20	21	22	23		
29	30						27	28	29	30	31	24	25	26	27	28	29	30				

