



# SANDY BRAE NEWSLETTER

## Letter from the Sandy Brae HOA Board of Directors:

### Sandy Brae Residents:

**The HOA Board needs to address an ongoing problem in our community.** The Board has been dealing with an issue since last Fall and instead of getting better, it is getting worse. We have gotten so many complaints calls on this issue that the Board wanted to let the community at large know we are doing everything we can to stop it within the confines of our Covenants.

**What's the issue?** Parking boats, utility trailers, landscape trucks, trucks over 2 axels, cars and trucks with expired tags, commercial trailers and commercial weight equipment, on the property and in the driveway for extended periods of time. All of these are violations under Covenant #10.

**What are we doing about it?** The Board is following the process as outlined in our HOA covenants. The resident gets a letter and has 30 days to remove the violation. If not removed in 30 days, they receive another letter with a \$25 fine and another 30 days to pay and remove the violation. A violation is given by number of occurrences, so if a resident has a boat, a utility trailer, an expired tag car, and a landscape trailer in the driveway that is a \$100 fine. At the 90-day mark, if the violation remains, the HOA attorney is notified to place a lien on the property. The attorney writes a letter informing the resident about the lien and gives them another 15 days to pay the fines and remove the violation. At this point, the resident had 105 days to correct the violation which is extremely generous by industry standard. After that 15 days, a lien is placed. The resident is notified of the lien placement by the HOA attorney, that they are responsible for all the costs that have incurred to place the lien in addition to the HOA fines with interest, and that the next step is towing off property. The HOA continues to bill the resident for the unpaid fine with interest every month. If that "final notice letter" doesn't motivate the resident to correct the situation and pay all fines, the HOA has the authority to go on the property and tow, which is where the Board is right now with multiple properties.

**Why is the problem not fixed?** Because the residents creating this problem do not care that they are racking up fines with interest, that their home now has a lien on it, and that they are having a negative impact on the community in addition to devaluing the price of our homes. In addition, the Board has reached out to these residents to meet with us to discuss their situation, but with no success.

So, the Board is doing something about this situation, but the process is slow. Section 1 of our community is showing the effect of this problem the most. Now because of this situation, other residents that we ask to comply point to these homes and say "but look at them!" To those that are doing the right thing and abiding by the Covenants, we thank you and hope your behavior influences others to keep our community a safe, desirable, and attractive place to live.

**The SBHOA Board of Directors**

### Fences and Decks....

All fences and decks should be properly maintained. Spring is a great time to spruce up these areas of your home. The HOA suggest that they be cleared or repainted at least every other year. Staining a wooden fence or deck can help it last longer and look better. It will extend the lifespan by giving it some protection against rot, insects, wear, and tear. Any questions about putting up a fence or deck, please contact the Board through Facebook, or through our website at [www.sandybraehoa.com](http://www.sandybraehoa.com)

## HOW TO TACKLE CLUTTER IN YOUR HOME

If your home resembles an untidy mess rather than the peaceful sanctuary you long for, now is the time to get serious about decluttering. Weeding through your possessions can be a challenge, but with a systematic approach you'll be able to tame the clutter and reclaim an organized home.

### Baby steps....

Sometimes looking at the big picture is a surefire way to paralyze your efforts. Don't immediately think about decluttering your entire house from top to bottom. Instead, The Spruce writer Elizabeth Larkin advises taking it one drawer, one closet or one room at a time. Don't jump ahead to other projects before you complete each task and let the joy you feel from each organizational achievement fuel you as you forge ahead on your decluttering mission.

If you're having a hard time getting started or just don't know which room or space to tackle first, try the 12-12-12 Challenge. Joshua Becker, Becoming Minimalist writer and author of *The More of Less*, suggests starting by disposing of 12 items, donating 12 things and finding the proper homes for 12 items that are out of their rightful spot in your home. Before you know it, you will have sorted out 36 items in your house.

### Divide and conquer....

Decluttering your home is not code for "get rid of everything you own," although you'll be surprised how much stuff you've accumulated that you don't really need. In order to get a literal handle on the mess, you need to employ a sorting methodology. HGTV writer Aimee Lane recommends a three-bin system. Label the bins "toss," "give" and "do."

The "toss" bin is for items that have outgrown their shelf lives or are beyond repair. Be thoughtful with what ends up in the trash and recycle as much as you can.

The "give" bin is for items fit for charitable organizations that welcome slightly used items in good condition. Old books can find a new home at your library or local elementary school. Clothing you no longer wear can go to organizations like the American Red Cross, The Salvation Army, Dress for Success or a nonprofit dear to your heart. Your kids' old clothes would be appreciated by a family in need. Be strategic about the stuff you donate; take a moment to pair the right organization to the items you're giving away.

The "do" bin can also be labeled as the "fix" bin, according to Larkin. This bin catches the things that aren't ready for the trash pile, recycling center or donation drive, but are in need of a little TLC. For example, a pair of pants in need of a hem, a pair of shoes in need of a shine or a toy in need of new batteries are good candidates.

Decluttering your home is an ongoing process. Do what you can in your spare time and before you know it, your drawers, closets, cabinets and rooms will be organized and clutter-free.

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*All will concede that in order to have good neighbors, we must also be good neighbors. That applies in every field of human endeavor. - Harry S. Truman*

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**Vernon Huber - 40 year resident of Sandy Brae**

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

*All lots nearly filled with homes and more children. We thought we were well out in farm land. Had to wait for the cows to cross the road twice; ever day to be milked. Really miss them!*

**2. What made you decide to move here?**

*Best friend moved in 1978 and talked me into coming in 1979 and have never been sorry.*

**3. What makes Sandy Brae so special?**

*Still the nicest community in Sussex County. Been here 40 years and hope and pray never to leave.*

**4. What hobbies make you happy?**

*I love to be outside working yard work and have a large vegetable garden. Also have a large model railroad downstairs and I build model airplanes.*

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

*A wonderful wife of 71 years (Elenore). I worked for General Motors for 11 years after serving time in the US Navy, at the end of World War II, and going back to college. Then 25 years for small company as Secretary/Treasurer. Upon retiring, in 1985, worked at Midway theater as an Assistant Manager for 20 years.*

*I will be 92 years old on my birthday this year. Until recently we were very active in St. Peter's Episcopal Church in Lewes DE for over 50 years. My sweetheart now has Alzheimer's and Parkinson's, so we are very limited. Had to sell our winter home in Florida several years ago due to wife's illness, but thankful for all we have.*

**EDITORS NOTES:**

*Vern is pictured above doing what he does most of the time, gardening. I can tell you that this man is an inspiration. Not because of his age and his activeness, or the care, pride and love he provides his wife, or the support he provides his neighbors, or his search for perfection with his garden, those are all true, but simply because he is a good human, and a real all-round nice guy who has a lot to share about a very full life.*

*Thank you, Vern, for your time to speak with me, being a good neighbor and for serving our country.*

WORTH REPEATING....

1. Always keep your doors locked; house and car. If you see anything suspicious, call police at (302) 644-5020
2. If you are going away, leave a light on in the house and notify a trusted neighbor.
3. When walking at night, wear a light-colored clothing and carry a flashlight.
4. Pets MUST be on leashes and kept off other homeowners' property. Curb your pet and collect their feces and dispose of properly.

CALENDER

April

- 15 Sandy Brae Board Meeting (Lewes Library @ 6PM)
- 15 Tax Day
- 21 Easter

May

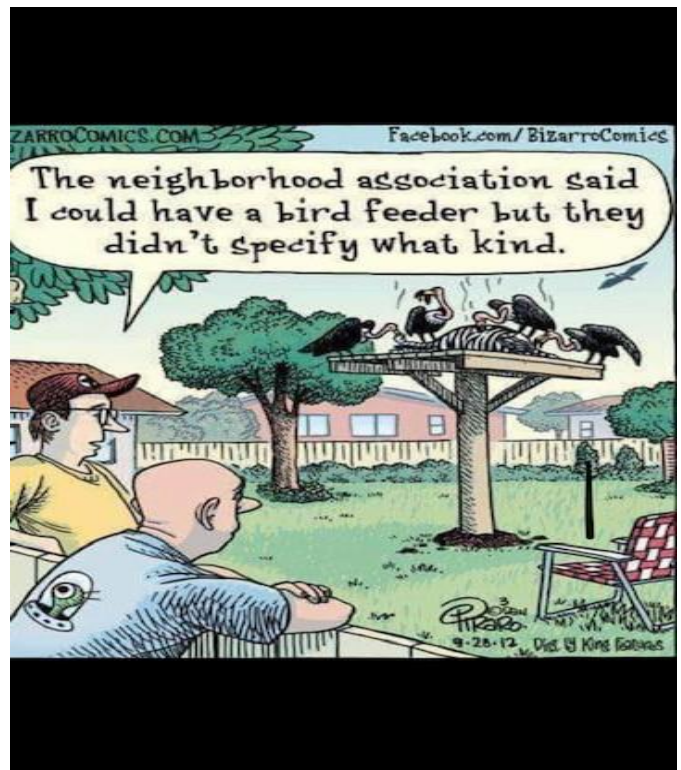
- 12 Mother's Day
- 13 Sandy Brae Board Meeting (Lewes Library @ 6PM)
- 17 - 18 Spring Yard Sale
- 27 Memorial Day

June

- 10 Sandy Brae Board Meeting
- 14 Flag Day
- 15 Sandy Brae Annual Community Meeting @ 10AM Lewes Library
- 16 Father's Day

HELPFUL HINT....

All homes should have unit numbers. It is important that your home number is clearly visible from the street. Make sure it is not blocked by landscaping, or outdoor fixtures. In case of emergencies, it is vital that first responders can easily identify your home.



## Factors That Influence Your Home's Value

Four factors that impact the value of your home

Your home will probably be your greatest financial investment and doing what you can to protect that investment is a constant effort. Smaller and larger factors, ranging from the way you keep your lawn to the way you renovate your bathrooms, will affect the value of your home in the long run. Several other factors that impact your home's market value are out of your control. The best way to understand how value works when it comes to your home is to learn what these elements are.

### Location

The home experts at Trulia tell Forbes that two similar homes in the same neighborhood would be valued differently depending on where they're located. A home that's nestled in a quiet cul-de-sac will earn a greater return on the market than a home that sits right in front of a well-traveled road or busy highway. Other location deterrents include being adjacent to a vacant lot or set too far from certain conveniences like grocery stores and gas stations. Conversely, if your home is situated near popular restaurants, coffee shops or other thriving establishments, you could see a boost in your home's value.



### Neighbors

Tying into the idea of location are the people located around you — your neighbors. The Balance's Erin Eberlin writes that a neighborhood marked by unmaintained yards, shoddy homes and vacant or foreclosed homes will have a negative effect on the value of your home. While this factor is difficult to control, there are steps you can take to swing the pendulum if you sense the neighborhood taking a turn for the worse. Specifically, you can politely talk to your neighbors about your concerns and recommend homes for sale in the neighborhood to individuals who are ambitious and eager to turn a negative into a positive.

### Weather

If you live in an area that is prone to natural disasters such as earthquakes, tornadoes, floods, mudslides, hurricanes and tsunamis, Eberlin writes that your property value will take a hit to accommodate the risk. Even if your property survives a natural disaster and you are able to repair the damage through your homeowner's insurance, she warns that you might still have trouble when it comes to selling it since buyers will have apprehensions about moving into an area where disaster has struck in the past.

### Renovations

Outdated decor can lower the value of your home — even if you're of the opinion that a classic style adds a personal touch that you prefer. Potential buyers don't want to walk into a time capsule, and they most likely aren't interested in taking up extensive home improvement projects like kitchen or bathroom renovation so quickly after moving into a new home.

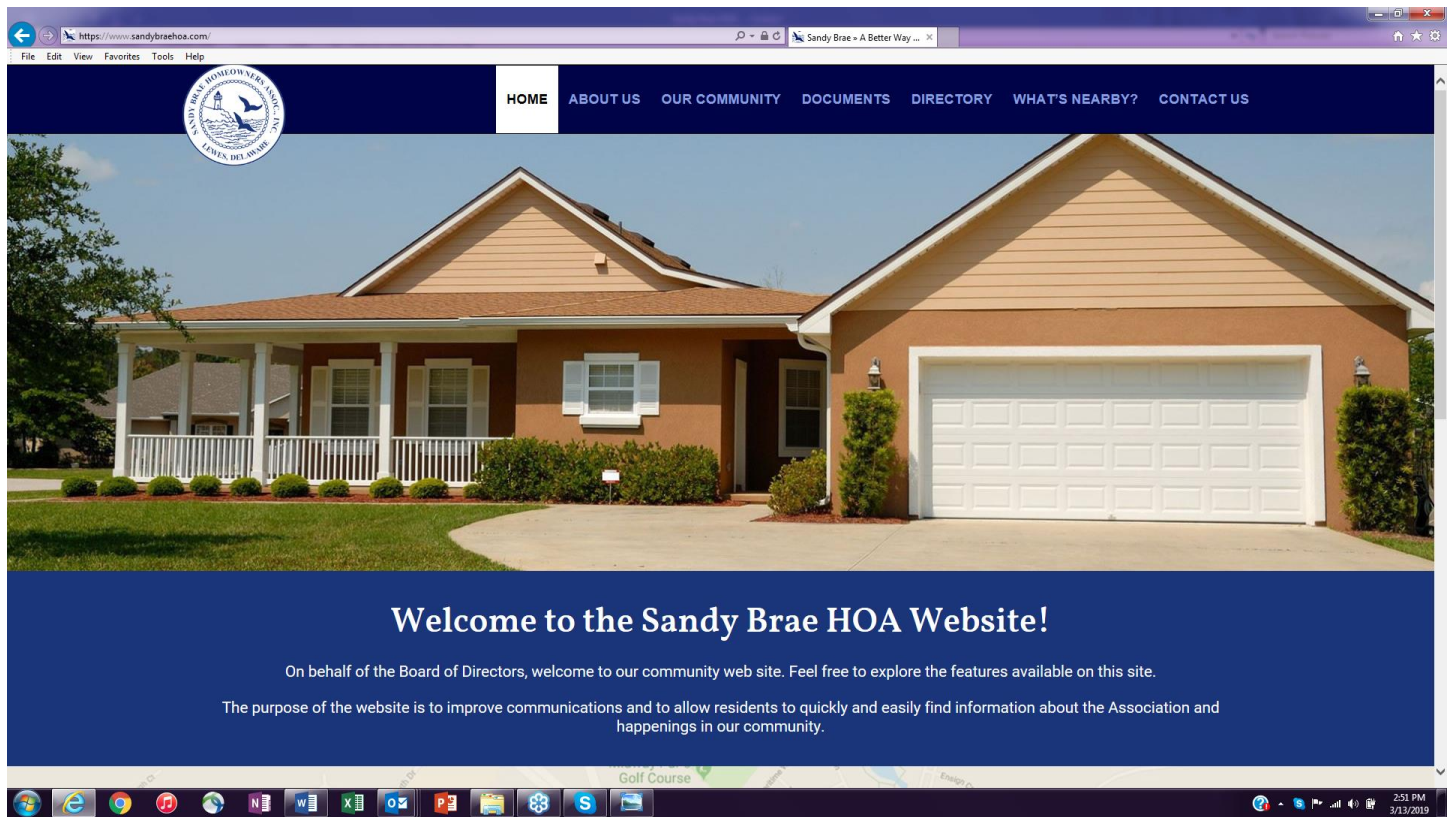
If you believe that there is a possibility you could one day sell your home, it's important to consider how your renovation plans will hold up in the eyes of someone else. Naturally, it's good for your home to accommodate your wants and needs, but if you're considering ripping out the bathtub and putting in a walk-in shower, you may want to get a sense of what's preferred on the market.

Keeping these factors in mind, you'll be able to better protect your investment for longer. Then, when it comes time to sell your home, you'll find the payoff well worth the work you put in.

**Pet Safety – Summer/Spring time is coming. It is important and we do encourage everyone to protect our furry children.**

**Flea and tick prevention are essential. Our community attracts deer, rabbits, chipmunks, fox and other rodents. All of them can carry ticks (chipmunks may harbor as much as 13% Lyme-infected ticks). Make sure you take the necessary steps to protect your pets.**

**New look for our website! Make sure you check it out and let us know your feedback!**



Any questions, please contact us via our Facebook page or our website: [www.SandyBraeHOA.com](http://www.SandyBraeHOA.com)



Email: [SandyBraeHOA.Lewes.DE@gmail.com](mailto:SandyBraeHOA.Lewes.DE@gmail.com)

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