



SANDY BRAE NEWSLETTER

Note from the Sandy Brae HOA.....

Well, we had a better year so far then last year! And we almost made it to the end of the year without another global health issue, then BAM here comes the Delta Variant!! But we will all deal with that too and do what we can to keep one another safe and healthy.

Good news the children are going back to in-person learning, the SeaWitch Halloween & Fiddlers Festival (Oct 29-31) and both Jazz Festivals are not cancelled, people are taking vacations, Fall items have been in the stores since mid-August, and pumpkin lobster bisque stayed on the menu all year! It looks like we might have a warmer Fall than last year and hopefully the traffic will be less crazy! And thank goodness the Board has stopped meeting by zoom; so good to return to the Lewes library!!

Things have been busy in our community too. A Covenant Committee was formed to revise and update our Covenants, DelDot is working with us on "The Roads Project" and helping us understand ROW issues in the community, we discovered an office building will most likely be built on route one and back up to Elm and Beech, and several new building projects might happen on Postal Lane. Home improvements continue at a rapid rate, more pools got installed, major interior and exterior renovations are happening on several of the older homes, many homes sold since the beginning of the year which means more new neighbors and seeing lots of new little ones out and about walking with Mom and Dad. We had two very successful community drives so far.... a school supply drive and a personal hygiene drive for Cape Henlopen School District. And we established a Social Committee, so be on the lookout for even more special things happening for the rest of the year!!

As we begin our journey to Fall and Winter months, we ask that you keep the local food pantries, animal shelters, and the homeless in mind and donate whatever and however you can. We honored the 20th Anniversary of 9/11 in September, so always respect and be thankful for those who gave and continue to give so much... sometimes everything.

Continue to be hopeful and positive. Be thankful for your health, your family, and your friends. Always, always, always be kind. At the Thanksgiving table, be thankful for all the gifts in your life as we are truly very lucky people.

And speaking of thankful.... a special thank you to Board members who left us this year Barbara Brewer, Tim Sherman, Janis Schertzer, and Jack Temple; your Board work was outstanding and greatly appreciated. We have 5 open positions on the Board; consider joining and being a part of making your community even better.

Happy Fall.... Happy Thanksgiving.... Wear Your Masks When You Need To.....Enjoy Life!



SBHOA Board of Directors

Update on Postal Lane Project

Just when you thought Mr. Hete had forgotten about building townhouses on Postal Lane, he contacted the Board in September. Instead of building the townhouses, he is going to build three homes similar in sq. footage to homes in our community and instead of having two entrances, he is going to have one. When completed, there will be a total of four homes, and they will all be rentals. Mr. Hete presented a detailed plan and lay-out to the Board and the directors voted to support his new and improved plan. If the plan changes in any way or if he decides to build something commercial, the Board will pull our support. The HOA Board heard from Heritage Village has done the same in supporting the Hete Project

Update on the Warrington's RV-Boat Storage Facility on Postal Lane

As of this date, the Warrington's have not submitted a detailed physical lay-out of the business following on the approval from Sussex County P&Z for the business and the zone change in 2020. We thought he would have done so to be ready for the 2021 season, but that did not happen.

Houses Decorated for Fall

What a pleasure to drive around and see homes decorated for Halloween and Fall! Thanks to those residents for bringing some fun into the community.

Read your emails from the HOA....please!

If you want to get information about what is happening in the community, please read your email. Only 35% of the community even open their emails from the HOA, which tells the Board lots of residents are not aware of what is going on in Sandy Brae. If we don't have your email, if it has changed, or if you want to add another family member to our email list, please let us know sandybraehoa.lewes.de@gmail.com. Don't forget you can like us on Facebook too!

Entrance Signs going solar

Thanks to the efforts of Social Committee chair, Tim Sherman, the entrance signs may be getting solar lights AND we are enhancing the Postal-Plantation sign with landscaping. Tim has been spear heading this effort since he was on the Board!

Check on your elderly neighbors.....Winter is coming

It is going to get dark soon and colder which means our elderly neighbors won't be out as much. Be a good neighbor and check on your elderly neighbors. All of us need social interaction, but most importantly our elderly residents. Share a dinner with them, call to see if they need something from the store, and make sure you speak to everyone or wave when you pass folks on our streets.

Update on "The Roads" Project

On August 30th, resident Betty Deacon and SBHOA president, Kathy Davison met with House Speaker, Pete Schwarzkopf to present the proposal for road repair in the community and explain what DelDot wants to do. Pete was very receptive and promised to help us all he could. The HOA Board would like to thank Betty Deacon for volunteering to make the contact with Pete and for her follow thru in arranging the meeting. We have contacted Pete's office to check on the progress and he has reached out to DelDot for an official estimate for all the work listed. DelDot presented to the HOA an estimated cost to do all the streets was \$88K. As of now, we have not heard from Senator Lopez.

This & That.....

- Current HOA Board meeting agendas, minutes and financials are always posted on the website in the document tab.
- Any resident in good standing is invited to the monthly Board meeting.
- Who gets the quarterly HOA newsletter? EVERYONE! Director, John Luzzi sends it out in a link on Facebook and to your email. Then, Director, Lorie Seaman mails to the almost 70 residents/renters who do not have or won't give us their emails. Residents and renters get our quarterly newsletter. The newsletters are on the website as well.
- Every lot in Sandy Brae is owned and 8 of those lots are currently undeveloped. There are 259 lots and 253 owners in our community.
- Sandy Brae was developed in 1966. The HOA was incorporated in 2003.
- Our Annual Meeting must be held every June, according to the By-Laws, in the middle of the month, and somewhere in the Lewes zip code.
- Trash pick-up is arranged by the individual owners. We do not have a community contract with anyone.
- Yard waste removal is an issue in our community. Got a solution? Send us an email because we have been trying for 4 years and cannot find a workable solution.
- Sandy Brae HOA does have a Facebook page! Please join.
- Sandy Brae is the last residential community on Plantation Road on well water.
- Sandy Brae actually does not have any common areas. But we are obligated by the agreement with DelDot to keep the grass mowed on the perimeter of the community, at the end of 6 streets, the triangle at Old Postal, and the area around the pumping station in the third section.
- HOA email is sandybraehoa.lewes.de@gmail.com residents are encouraged to contact the Board with questions, comments, suggestions, complaints, or with a request to meet us.

2022 Dues Notice

At the September 2021 Board meeting, the Board voted to increase the 2022 dues by \$15 to \$125 annually. In addition to all the operational costs going up, we want to take that increase amount totaling \$3,885 and put it towards the potential road repair. Every little bit will help with that expense in the event we cannot get all of it underwritten. And, if we are lucky to get our road repair underwritten, then we plan to use that money for entrance signs solar lights and landscaping around the Postal-Plantation sign.

Why do we have an Architectural and Modification Form? When do I use it?

Our HOA has used an "AR Form" since being incorporated in 2003. Having an "AR Form" is part of the Board's fiduciary responsibility to do what is best for the aesthetic look of the community. It is the owner's responsibility to be familiar with this form and to use it when doing anything on the exterior of the house or in the yard.

Over the years, this form has been modified by Board policy to fit the ever-changing needs of the community and the times. And although the name has remained the same, our Covenants require it for new builds, major construction, any modifications, replacements, additions, or alteration of any kind on the outside of the home. You also need this form for sheds, dumpsters, and POD storage.

It is very impressive that the Board has processed 47 AR Forms from January-September of this year. We love seeing these forms come in because it means residents are improving their property, upgrading their property (inside or out) and that increases the value of their home and all our homes!

Update on the Covenant Committee

After reaching out to our community several times for volunteers for this committee, we have 4 residents and 2 Board members that have joined the committee. The first meeting was held on September 14 at 5:30pm in the Lewes Library. Director Lorie Seaman will co-chair the committee. Each Covenant will be reviewed for revision, deletion, or correction. A timeline to submit any of the above to the Board for approval was established, then it will be sent to the attorney for final review, then sent out to the community to vote. The majority of the community must vote yes on any covenant changes before they can be enacted. The goal is to have this document to the community for vote in January 2022 or before.

Reliable Service and Tree Maintenance

Falling or damages Trees and branches are the leading cause of unscheduled outages. Our tree maintenance program helps keep safe clearances between trees and power lines in our area, using licensed and certified arborists and contract tree experts.

Plant the right tree in the right place.
 Plant taller trees away from overhead utility lines.

The diagram illustrates tree height categories and their placement relative to utility lines. On the left, a utility pole is shown with a height of 'more than 25 ft.' and 'Mature Tree Heights' of '25 ft. or less'. Below this, a legend indicates 'Shrubs, small trees' are '20 ft. (6.1 m.)' or 'mature tree height, or more'. In the center, a house is surrounded by various trees. On the right, a power tower is shown with a 'RESTRICTED PLANTING ZONE' around its base. A callout box shows a tree being planted near a power line.

Plant trees that will grow taller than 25 ft. (7.6 m.) at a distance away from utility lines that is equal to or more than the expected mature height of the tree.

Please contact us before planning any work within electric transmission or gas easements for planting or other projects.

Right Tree, Right Place

If you're planning to plant trees on your property, please consider nearby overhead utility lines as you decide on the type and location on each tree.

- **Tall Trees over 20 feet high**, such as maple, sycamore, oak, spruce, and pine should be planted at least 50 feet away from power lines.
- **Medium Trees 25 to 40 feet high**, such as birch, serviceberry, and honey locust, should be planted at least 20 feet away from power lines.
- **Small Trees under 25 feet high**, such as dogwood, flowering, cherry, and crabapple, are better for areas close to power lines.

Each species grows differently, so think ahead to when its fully grown. Please contact Miss Utility at 811 before digging.

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Permitting Requirements

A County permit is required for certain building, placement, or improvements made to a property within Sussex County. Additional permits may be necessary for properties inside the boundaries of a municipality. If your building, improvement, or placement project is located inside of a town or city in Sussex County, please be sure to contact them for local requirements.

The following all require a permit from Sussex County:

Single and Multi-Family Dwellings

Commercial Construction

Accessory Structures

- Sheds – Pre-built & Site Built
- Gazebos & Pergolas
- Carports
- Playhouses
- Detached Structures (Garages & Pole Buildings)
- Agricultural Buildings
- Greenhouses
- Pools-Inground/Aboveground
- Solar Panel Installations (ground and structure mounted)
- Retaining Walls

Manufactured Homes

- New or Replacement

**Additions & Renovations
 Accessory Structures**

- Additions
- Wood Decks, Porches, Sunrooms
- Gas Fireplaces, Inserts, and Coal
- Siding
- Roofing*
- Interior/Exterior Renovations
- Finished Bonus Room
- Finished Basements
- Patios – Concrete/Brick/Paver
- Fences

* Roofing includes structural sheathing or change in material such as shingle to metal.

Additionally, please see below list of projects that do not require a permit through Sussex County.

- HVAC (if replacing existing. A permit is required for new installation or additional units.)
- Replacing flooring
- Painting
- Replacement of existing interior or exterior doors, or (2) or less existing windows
- Sidewalks and Driveways
- Electrical and Plumbing

For more information, contact the Sussex County Building Permit Section at (302) 855-7720



COUNTY ADMINISTRATIVE OFFICES
 2 THE CIRCLE | PO BOX 568
 GEORGETOWN, DELAWARE 19847

SCHOOL SUPPLIES DRIVE BIG SUCCESS

Cheryl Buxton, who is a Board member of the Lewes Senior Activity Center (pictured right) drove over to accept the school supplies donated from the residents of Sandy Brae. "The car was loaded with supplies that LSAC will deliver to schools in the Cape Henlopen and Indian River Districts", said Lorie Seaman SBHOA Board Director (pictured left).

Special thanks to the Social Committee, Tim Sherman, and Jack Temple on your first event for the community!





In Delaware, if you are at least 18 years old, you may make a written "Advance Health Care Directive" to accept or refuse most health care treatments or procedures. Your Advance Health Care Directive will tell your doctor what you want if you become unable to decide yourself.

WHAT IS AN ADVANCE HEALTH CARE DIRECTIVE?

Under Delaware law there are two types of Advance Health Care Directives:

- 1) Instruction for Health Care Decisions (Living Will)
- 2) A Power of Attorney for Health Care

An Instruction for Health Care Decisions, previously referred to as a living will, is a written statement of your wishes about healthcare treatment. It includes your wishes for treatment when you are terminally ill, permanently unconscious, or suffer from serious illness or frailty.

A Power of Attorney for Health Care allows you to name another person as an agent to make healthcare decisions for you if your medical condition makes you unable to do so. You can appoint any adult over the age of 18 to be your agent. However, if you are a resident of a long-term care facility, the agent cannot be an employee of the facility unless he/she is related to you.

If you want to initiate an Advance Health Care Directive, you must do so while you are still capable and competent to make healthcare decisions. Two witnesses who are at least 18 years old must watch you sign the Advance Health Care Directive. You must choose witnesses who are not members of your family, will not inherit anything from you when you die, and do not have to pay for your care. If you are in a hospital, nursing home, or similar facility when you sign your written instruction, you must choose witnesses who are not employees of the facility. In addition, if you are in a nursing home or similar facility, one of the witnesses must be a Long-Term Care Ombudsman or the Public Guardian. If you do not have an Advance Health Care Directive and you are unable to make decisions, a member of your family will be asked to make healthcare choices for you.

10 "NEED TO KNOWS"

- 1 Anyone over the age of 18 with capacity can prepare a healthcare directive.
- 2 It puts decisions on future medical care in writing.
- 3 It does not need to be completed with a lawyer.
- 4 A person will be able to change their own Advanced Healthcare Directive at any time—verbally or in writing.
- 5 You can nominate people (medical power of attorney) who will be legally recognized as acting on your behalf in a time when you lose capacity.
- 6 An Advanced Healthcare Directive is only used when you have lost capacity and can no longer make decisions for yourself.
- 7 Having an Advanced Healthcare Directive helps healthcare professionals care for you the way you want.
- 8 Having an Advanced Healthcare Directive helps families as it removes doubt about what care their loved one wants.
- 9 A valid Advanced Healthcare Directive cannot be overridden by your family or healthcare provider. Healthcare providers are legally bound to follow your directed medical care.
- 10 If you have questions or need assistance completing an Advance Healthcare Directive, please contact your primary care physician or the Beebe Patient Advocate team at 302-645-3547.



LOUIE'S CORNER: The summer is yesterday. It's now October already. Boy the time goes as fast a quarters in a slot machine. 😊

EDITORS CORNER: So here comes that time of the year which is actually my favorite and yet my least. Let me explain. I truly love the falling of the leaves, the colors of autumn nature, the cooler weather, wearing a sweater (to hide my COVID pounds), the upcoming holidays, the gathering of family and friends, and even the holiday decorating and shopping. However, it gets darker earlier, and the days are shorter. We have to tend to the leaves, and prune all the bushes, shrubs and flowers. Some of my favorite sweaters are wool and cashmere, so now I need to spend extra money on dry-cleaning. Deciding on what to get people, and everyone asking me what I want, or need. I have no idea on either account! Did I mention, shoveling snow? Also, are people vaccinated, are they not; do I feel comfortable in their house. Taking the decorations down after the holiday's where its colder. Looking at neighbors' homes wondering when they will take down their decorations when its February. I also miss my parents more during this time, as this was the best season to see them. I miss my friends who are no longer with us, and those who live far away, and I don't see as much due to distance (and now COVID). Okay, so you get it now? 😊

Ok, so taking my own advice, I take one day at a time, and I try, yes TRY, to not let things bother me. What was the old saying, *don't sweat the small stuff?* I think its good advice. Especially in a world we now live in where one little thing can tick someone off so easily. I just listen, nod my head, and go the other way... of course I scream my head off when I get to the car, or home, or alone. Or, I sing.. and WHAT a voice I have, LOL. But seriously, I let out my feelings or find them, always have, through music. So, when all these things start to get me down, or sad, no, I don't sing my favorite things from sound of music, I usually just find a song on how I am feeling and give that my greatest "I'm a singer" rendition. Simple, but it has always worked. I also find I can remember lyrics from songs from 1970 better than I can remember what I ate at Blue Coast last week.

SO, this is where is where I will leave you this time. Find a song, find your happiness, and don't sweat the small stuff. Wishing everyone a happy and healthy new year. Peace.

SANDY BRAE CALENDAR

OCTOBER

11 Sandy Brae Board Meeting at Lewes Library @ 6PM
13-17 Rehoboth Beach Jazz Festival
29-31 SeaWitch Festival

NOVEMBER

8 Sandy Brae Board Meeting @ 6PM at Lewes Library
25 Thanksgiving
31 Halloween

DECEMBER

04 Lewes Christmas Parade
09 Sandy Brae Board Meeting @ 6PM at Lewes Library
25 Christmas

Check our website for any changes of Board meetings times or dates.

Board meetings are open to all residents in good standing.

For events in the area, try:

www.rehoboth.com/events-a-activities/calendar-of-events.html

Volunteer Ideas for the Holidays

The holidays can be a whirlwind of activities, but one way to appreciate the season of giving is to give back. Donating your time and sharing your talents with organizations, local causes or your community will make the holidays even more special this year.

Look around your neighborhood

You don't have to look far for volunteer opportunities. You can look out your window or step out your front door to find someone in need. Start with your neighbors, especially the elderly ones, and inquire if they need assistance with outdoor maintenance, landscaping projects or decorating their homes. If they have a hard time getting around, ask them what groceries they need from the store or offer them a ride so they can complete errands.

Shop for a good cause

Receiving a special gift during the holiday season is a dream of every child. Unfortunately, not every child will have something to unwrap. If you want to make the holidays a bit brighter for a child, help organize a toy drive or show off your shopping skills by donating toys to local organizations that support children. If there is an already established toy drive in your community, ask how you can help.

Gather sustenance

Although your local food pantry is in need of donations and volunteer hours year-round, the holidays pose a special need. Check in with your community organization to see if they need help packaging meals, collecting canned food or non-perishables for a food drive or preparing meals. Local churches often have lists of families who would greatly appreciate groceries and a holiday meal, and Meals on Wheels, a nationwide program that provides meals for seniors, might be able to put your volunteer spirit to work.

Send a message of love

A kind word can make all the difference to someone struggling during the holidays. If you are eager to share a message of love, hope and kindness, consider volunteering with More Love Letters, a letter writing campaign that spreads love through the mail. New letter requests are posted each month on the organization's website, so you send a letter of love not only during the holidays, but also throughout the year.

If you love to combine your writing skills with creative crafting, check out the organization Cards for Hospitalized Kids. The charity specializes in bringing joy to kids who have to spend the holidays in the hospital.

All you have to do is pen an uplifting message in a card you create, and the organization will send your special message to a kid in the hospital. You don't have to be an artist or a celebrated wordsmith — just write from the heart. Creating cards for this organization works wonderfully as a group event, so invite your friends, coworkers and family to share their artistic abilities for deserving patients across the country.

There are so many ways to volunteer your talents and time during the holiday. Whether you have a ton of time or only a few hours to spare, you can make a difference in someone's life.

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Any questions, please contact us via our Facebook page or our website: www.SandyBraeHOA.com

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