



SANDY BRAE NEWSLETTER

HOT TOPICS!

Houses Decorated for the Holidays - A bit late, but a huge thank you to all the homeowners that decorated their homes for the 2022 holidays. Our community was festive and fun!

Please open your Emails - It is important to know what is going on in your community. The Board communicates primarily thru email. Our email delivery rate is 100%, BUT on an average only 48% of the residents open them. That means more than half the resident aren't aware of things regarding the community. Don't be left in the dark.... please open and read your emails from the HOA.

Spring Yard Sale - Start going thru your closets, garages, attics, and sheds because our annual community Spring Yard Sale will be May 19th and 20th this year. As always, we will advertise on our Facebook page, with eblast, and signs at all the entrances.

Sandy Brae getting social in 2023 - Tim and Lora Sherman from the social committee have presented a complete list of activities to the Board for 2023 that has something for everyone. Look for more details via Facebook and our eblasts.

Got a vinyl fence.... power wash it for your neighbor's sake! - If you have a vinyl fence around your home, power washing it is one way to keep it clean. But don't forget to do both sides! We recently have received calls about who is responsible for keeping the backside of a fence clean. Answer: the owner of the fence. After a quick drive thru the community, we could see why the Board was getting these calls...lots of green mold and mildew going on! Who wants to look at a dirty fence; be a good neighbor and clean both sides of your vinyl fence this Spring.

Dog Poop Dog Poop Dog Poop - The never-ending topic! Again, the Board is asking you to please pick up after your dog, don't put dog waste in another resident's trash can on trash day, undeveloped lots are not dog parks or areas for you to walk a dog, always keep your dog on a leash, and please don't leave dog waste in your backyard for weeks the smell is offensive no matter the season.

Road Project Phase 2 - According to DelDot, Phase 2 is completely finished. The Board will be making a final inspection in March on both projects. Fog sealing turns out not to be as attractive as topping a road, but it is what the DelDot engineer recommended, and was significantly less expensive.

Parking Complaints - Summertime means outdoor events, BBQ's, and parties, etc at your home. Remember, be a good neighbor and make sure your guests park correctly on the street so thru traffic can safely get by...two tires on the grass two on the road.

2023 issues facing HOA's

From the December HOA Leader Seminar

- Plan for much higher cost on every service used.
- Make a financial plan to generate income other than dues and fines (i.e., Transfer fee, annual capital contributions).
- Contingency plan if none of the residents apply for the Board.
- Make sure all records are well-kept electronically and hardcopy.
- Make sure our contracts for insurance, common ground maintenance, snow plowing, and any other services are the best possible prices.
- Maintaining sufficient funds for future construction issue or replacement needs.
- The last of the baby boomers turn 65 in 2023. We need to be aware of residents aging in place, their health and safety issues, inability to meet financial obligations, and selling their homes for downsizing.
- Establish a Board that reflects diversity.
- Not having Covenants that deal with Airbnb, VRBO, short term renting, tiny houses, and house sharing. This is a must for any size HOA.
- How to deal with investor-owned rentals (late on dues, not providing accurate rental resident information, renters not informed of HOA Covenants, etc.). Rental market is strong everywhere leading to surge in buying investment properties with owners who are weak on responsibility. This could lead to huge exterior upkeep issues and challenging Covenant violations.

What Does MR Medium Density Residential District Mean and Why is it Important in Sandy Brae?

MR- Medium Density is the zoning density code given to the community of Sandy Brae. It establishes it as a single-family residential community with certain restrictions. It does allow at home businesses BUT it does not allow customers to come to the residence for that business or outdoor storage of any kind related to that business.

We are bringing this up because Sussex County Planning & Zoning reached out to the Board after receiving complaint calls and after visiting the community noting "several properties with apparent home businesses that are more intensive than what is permitted by an in-home occupation". Mentioned were home businesses offering personal services of any type where a person(s) comes into the home to receive that service; where mechanical repair to a boat, car, motorcycle, truck, or motors of various kind take place; outdoor storage of business equipment; and employees coming to the home and parking on the street.

Planning & Zoning advised us that these and other situations are finable offences and merit a visit from the Constable's Office.

Since this newsletter is delivered to all residents in Sandy Brae, this is notification if you have a home-based business to stay within the regulations. Additional information is available on the Sussex County Planning & Zoning website.

This is why the HOA requires an Architectural Review Form

In January, a paving contractor came to the third section of the community, as permitted, and got several jobs. The four jobs were for re-sealing and one for removing then repaving a top layer driveway. They were here for two days.

The HOA did not get an Architectural Review Form or an email, as required, from the residents alerting the HOA that these jobs were going to be performed. The Board was alerted on the second day by a very concerned resident who saw what the contractor was doing and how some of the machinery was being used. The problem is the contractor's equipment did damage to some of the roads in the third section; damage that compromises the recent work done by DelDot on those roads. Roads that the SBHOA financially contributed \$10,000 to along with other matching funds.

The conversation with the contractor was difficult and understandably not pleasant, but it was not all his fault. If the HOA had received an AR form from any of these residents, we would have called DelDot to see if it was too early for these types of repairs or was it OK. After which, we would have reconnected with the resident.

The Board called the DelDot engineer in charge of our street repair project, explained what happened, and a site visit was recommended. DelDot visited the third section and inspected all the roads as the contractor drove equipment from one driveway to the other, which made perfect sense. They noted that the fog sealant is compromised in places and peeled back in others the effect of which to the roads the DelDot field engineer is uncertain about at this time. Additionally, where the driveways met the street was not sealed, which can cause other issues. Since the DelDot inspection, the Board has sent an email to the contractor asking them to come back and seal that connection on each driveway. The contractor has done that.

DelDot is scheduled to make two additional inspections on Phase 1 and Phase 2 of our road repair projects by June 2023; now these third section road issues will be of special concern to them during those inspections. If issues arise by that time, DelDot says they will address them with the HOA then.

SBHOA's Architectural Review Form has been in effect since 2003; it might look different over the years, but it existed. In the past 5 years it has lived on the HOA website in the document tab with the other HOA documents, which everyone has access to. That AR form had contributions to it from residents who are in construction, so that it isn't complicated or cumbersome. The Board often mentions the form and why you need to use it, in the community newsletter. It is the resident's responsibility to know about this form and all the HOA documents.



COMMUNITY MEETING



OUR Annual HOA Meeting

June 10, 2023 10am-noon

Lewes Senior Activity Center

32083 Janice Road

Due to the overwhelming requests in 2023 for library program space, the SBHOA will not be able to have the annual meeting at the Lewes Library. The Lewes Senior Activity Center has plenty of free parking and space to hold over 100 people. It is easy to get to via route 1 or route 9. All residents in good standing are invited to attend.



HOA BOARD ELECTION

The nomination form for the 2023 Board of Directors was sent out to the community in late November 2022 with a deadline of February 7, 2023. Every position on the Board was open as the current sitting Board's terms expire on June 10, 2023. That means there were 9 positions open.

On February 7, 2023, the only nomination forms received were those of the current Board.

At the February 13, 2023 Board meeting, when this information was presented, the Board voted that under these circumstances, the HOA should not incur the estimated expense of \$450.00 for printing and mailing of the election ballots. With 9 positions available, the current Board members will remain leaving 4 positions available.

At the annual Meeting in June, if any resident in good standing wants to join the Board, they can be nominated from the floor. Then, per the covenants, positions for all those nominated will be determined at the July Board meeting.

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

Email: SandyBraeHOA.Lewes.DE@gmail.com

Sandy Brae HOA Board:

Kathy Davison (President), John Luzzi (Vice President), Joanne Kempton (Treasurer), Lorie Seaman (Director), and Helena Hannah (Secretary)

Our Residents making the news!

Congratulations to Birch Lane residents Sandy Sullivan and Lorie Seaman for winning silver and gold medals in their age groups in Bocce at the Delaware Senior Olympics in October 2022. It was the 30th Anniversary of the Delaware Senior Olympics played at Mulligans Point Country Club in Georgetown. Way to go ladies!



Looks like Mr. August for the 2023 Grass Roots Animal Rescue Calendar is none other than Sandy Brae resident pooch, Romeo! Romeo was adopted in the last half of 2022 at GRR and won a contest to be included in their fundraising calendar. Instrested in adopting or volunteering, please check out the Grass Roots Rescue facebook page.



Sandy Brae is for the Birds!



Sandy Brae is such an established neighborhood with mature trees that it's a haven for birds of all kinds. Some of your neighbors starting bird-watching in earnest when the COVID pandemic began and staying home was a good idea. One marked in her "Birds of Maryland & Delaware" book every time she spotted a new species in her backyard and, by the end of the year, over 40 had been counted! She said she'd always enjoyed the birds but had no idea that many different ones visited, some year-round and some only in winter or summer. You too, can help our feathered friends, without much mess or cost. Bird seed has risen in price like most everything else, but suet is still very affordable. Ace Hardware has sales and all kinds of feeders. Woodpeckers, Carolina Wrens and

Nuthatches will use the suet feeders. A platform feeder (with mesh for drainage after rainfall) can attract Cardinals, Chickadees, Blue jays and Mourning Doves. A variety of plants, flowers and shrubs attract hummingbirds, sparrows and butterflies, too. Tips for success: place your feeders off the ground and near or under trees. Birds need close by protection from predators like the many beautiful Cooper's, Red-Shouldered and Red-Tailed Hawks that also fly through our neighborhood. Keep feeders clean. Remove and replace any seed that gets soggy after rainfall. And, yes, a squirrel may raid certain feeders from time to time. They get hungry, too! Barbara Brewer



This famous deluxe homemade hand dipped ice cream truck will be back in our community this year from **6PM till 7PM** one Wednesday each month! Here are the dates to look for them:

- Wednesday, May 17
- Wednesday, June 21
- Wednesday, July 5
- Wednesday, August 16
- Wednesday, September 13

The truck will be parked on the corner intersection of Linden and Dogwood Lanes. Check out their delicious menu online of ice cream flavors, sundaes, milkshakes, and special ice cream treats before you come at www.cuprcone.com

Residents are responsible for their own purchases.

Tips for Cleaning Out Your Garage

The idea of cleaning out your garage can feel intimidating and overwhelming, especially if you're looking at out-of-control dirt and clutter. It's worth the effort, though. Taking it one step at a time, you can turn your garage into a well-organized area where you can store and find the items you need, regain space to exercise or work on projects, and park your vehicle with room to spare.

Planning comes first

Before you start cleaning, MarthaStewart.com recommends coming up with a plan for what to do and setting overall goals for your garage. It's important to think about how you use the space now and how you want to use it in the future. Whether your garage is a place for work, hobbies, storage, parking, or all of the above, is it organized in a way that allows you to maximize the space you have? Now is your chance to come up with an organization scheme that makes sense for your needs and lifestyle.

Even if you don't want to take on a major reorganization, it's still a good idea to plan ahead by making a list of all the cleaning steps you need to complete. You'll also want to gather tools; cleaning materials; boxes and trash bags; bins, shelving, hooks, and other organizers; and anything else that will help you do the job thoroughly and effectively.

Clear it out

Does your garage need a comprehensive cleaning? Removing everything from it might be the most effective approach. Once all your garage's contents are sitting out on the driveway or in the yard, you can go through them and decide what to keep, what to store elsewhere, what to sell or give away, and what to recycle or toss in the trash. At this point, you'll also want to organize the items you want to keep into groups — for example, tools, gardening and yard supplies, sports gear, and toys. If you're tackling this project over multiple days or weekends, divide your garage into multiple sections and clear them out one at a time.

Clean it up

Once your garage (or a section of it) is empty, you'll find it much easier to do a thorough cleaning. According to Budget Dumpster's garage cleaning guide, it's best to move from top to bottom. Clear cobwebs from the ceiling, dust cabinets and shelves, and wipe down walls and doors. Then, sweep the floor, mop it, and, if necessary, treat it with degreaser or a power washer. Now is also your opportunity to apply a fresh coat of paint, seal cracks in the floor, install new light bulbs, and take care of any other maintenance you've been putting off.

Get organized

Organization is a key part of the garage-cleaning process. The possibilities are endless, with options for every lifestyle and budget. Bins, shelves, and cabinets are popular, but don't overlook wall-mounted or ceiling-mounted hooks and racks that can help you make the most of limited space. Whatever approach you choose, hanging, stacking, shelving, and stashing your things in a logical way will help you find what you need when you need it. It will also provide you with a system for storing new items so they don't pile up, turn into clutter, and leave you facing another major cleanup in a few years' time.

If your garage is past due for a comprehensive cleaning, there's no better time than the present to get started. Equipped with these tips, you can turn your garage into a practical, well-organized space that reduces your stress and makes your life more convenient.



OUR CALENDAR

APRIL

- 9** Easter Sunday
10 Sandy Brae Board Meeting @ 5:30PM via ZOOM

MAY

- 8** Sandy Brae Board Meeting @ 5:30PM via ZOOM
17 Cup-R-Cone in Sandy Brae @ 6:00-7:00PM
18 – 19 Sandy Brae Annual Spring Yard Sale

JUNE

- 5-10** Rehoboth Beach Restaurant Week
10 Sandy Brae Annual HOA Meeting – Lewes Senior Center
12 Sandy Brae Board Meeting @ 5:30PM via ZOOM
21 Cup-R-Cone in Sandy Brae @ 6:00-7:00PM

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

**Board meetings are open to all residents in good standing.*

Check out, and sign up for newsletters and emails from <https://visitsoutherndelaware.com/de-events/month> and <https://www.beach-fun.com/events/chamber-events> and <https://www.rehoboth.com/events-a-activities2/calendar-of-events.html?view=calendar>

EDITORS CORNER – John Luzzi:

Hey, I want to say thank you for the few residents who read my corner and have sent comments. I wish more of my neighbors would join the Board, and get more involved in the community. If you are able to devote a few hours a month, it would be beneficial to the community and your neighbors. Personally, since the Board has become resident run, I have seen an incredible change and look in our streets, and community. Trust me, I hear all the negative comments too, but I hear and see the positive as well. We are all benefitting from this Board, and for me, the value of my home appreciates it. I want to live in a community that is sleepy, but clean, safe and the value and the location of my home is in demand. Think about it... the Board has no benefits to being on the Board other than helping all of us, and our community. Ok, that's all I have to say about that, but I would love to have some of you join us. Have a great Spring and hope to see you at our annual meeting.

