



Hello Summer!

Sandy Brae Newsletter

Summer 2023

NEW BOARD ELECTION RESULTS:

Kathy Davison Helena Hannah Lisa George
Joanne Kempton Lorie Seaman

Sandy Brae HOA Annual Meeting Highlights - June 10, 2023

- 25 property owners attended and 57 sent in proxies. No quorum
- We hit an all-time high price for a home sold in Sandy Brae \$540K. Average price of a home is now \$410K and it stays on the market an average of 9 days.
- By the end of June, 35 properties will be annual rentals.
- Welcome to new Board member Lisa George.
- 72 AR Forms were processed from June 2022 thru June 2023...highest ever!
- Road Repair Phase 1 & 2 will have DelDot inspectors return in August and October.
- Spring Yard Sale saw a record 40 homes participate on Friday.
- Board continues to communicate with the commercial owners of the properties on Route One that effect the homes on Elm and Maple. Special attention is being paid to the Reed Ventures development of the Starbucks and 2 story office building that is supposed to have an interconnective pedestrian walkway creating an impact on Maple Lane.
- Social Committee presented lots of fun ideas for Fall so stay tuned. We need to come up with a better way to gauge attendance commitment.
- Covenant Committee is finished and none of the recommended Covenant changes got a majority vote. We will continue to abide by all the existing Covenants and their amendments.
- Community newsletter will have a new look when it is sent out in June.
- Board is aware of the speeding throughout the community and the running of stop signs. We will be working closely with DelDot to remedy the situation, so stay tuned!

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), Helena Hannah (Secretary), Lorie Seaman,
Joanne Kempton (Treasurer), Lisa George



WHAT AND WHERE IS THE DELDOT RIGHT OF WAY (ROW) ON YOUR PROPERTY

What is the Right of Way or ROW on your property? It is the 7-10 feet of land from where your front lawn meets the road. Some of the ROW's vary, so you can see the actual line on the site plan that is with your deed. Why is ROW important to understand? Because that land actually belongs to DelDot and comes with restrictions, i.e., you cannot have anything in that space other than a mailbox and nothing that could harm a car if driven over. It is the owner's responsibility to maintain a swale in the ROW for proper waterflow from the street. For more information go to <https://property.sussexcountye.gov>.

WHAT'S BURNING?

We have received quite a few calls lately about residents burning in their backyards.

The State of Delaware has a statewide burning ban on from May 1-September 1. It is illegal to open burn during that time. What is open burning? According to the Delaware Fire Marshall, anything that makes smoke. You cannot burn leaves or yard debris. You cannot burn leaves or garbage anytime of the year. From October 1-April 1 you are allowed to burn old branches and landscaping trimmings from bushes and trees.

Delaware can institute a burning ban at anytime for many reason. We recommend contacting them for the most updated information. For more information go to Citizens Guide to Residential Open Burning-DNREC Alpha delaware gov.



CONNECTING GENERATIONS....BE A MENTOR!

Beech Drive resident and Mariner Middle School Counselor and Mentoring Program Coordinator, Frank Shockley, told us about a great opportunity for the residents in Sandy Brae. Frank is looking for adults to go through the approval process to work with a mentee at Mariner Middle School for 30 minutes a week. They have grades 6th-8th. The application process is super easy and is done on line. Once the application is complete and submitted, you will receive help and training by a member of the Connection Generations program. To find out more about the Mentoring Program, go to connecting-generations.org OR reach out to Frank at frank.shockley@cape.k12.de.us.

Thank you, Frank, for providing our residents with this wonderful opportunity. What a great way to spend some time connecting generations!

PROPER DISPOSAL OF YOUR AMERICAN FLAGS

What is the proper way of disposing of your faded, torn, or destroyed American flags? We all know you never put them in the trash, recycle bin, or cut them up.

You can take any size flags for proper flag retirement to:

- **Ace Hardware stores in Lewes, Long Neck, or Selbyville**
- **Veterans Thrift Store on 24**
- **There is a drop box outside of the Redmen Organization building by Nassau Valley Vineyards**
- **Any VFW Post or American Legion will have drop boxes, and the Elks Lodge on Beaver Dam Road.**





THANK YOU, LUKE THE MAILMAN!

After 11 years of serving the Sandy Brae community, our beloved mailperson, Luke Burton, left the Postal Service to follow his dream of woodworking. Luke cared about the residents in Sandy Brae and we will miss him dearly!

Thanks to the residents that left cards, notes, and made signs for Luke on his last day.

CUP-R-CONE ICE CREAM TRUCK BACK FOR THE SUMMER

Holly Lane residents, Anna DeMone and Joe Abemethy, and were the first in line this year at the CUP-R-Cone ice cream truck on May 17 to help kick off the summer!

June 21, July 5, August 16, and September 13 are the next dates, so mark your calendars!

The truck will be park'd at the corner of Dogwood and Linden Lane in the second section from 6-7pm on those dates. Check out their delicious menu online before you come at www.cuprcone.com.

Remember, they sell ice cream by the pint so take home is easy and there are lots of flavors to choose from!



SPRING YARD SALE

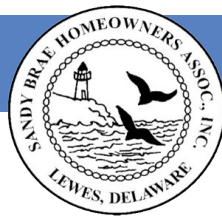
The weather was picture perfect on Friday for the first day of the community yard sale and set a community record with 40 homes participating that day! Cars came early and shopped past the 1pm end time.

Mother Nature always tests us with rain and did that on Saturday BUT 28 homes made sure their garage doors went up and the sales continued!!

Glad we took the suggestion from the last Annual Meeting to have our yard sale closer to other surrounding communities to increase traffic!



Mark your calendars now for the Fall Yard Sale on September 15th and 16th



DMV Comes to You with the “DMV ON THE GO BUS”

This 45'by 65' vehicle brings the DMV to you right in the parking lot of the Lewes Transit Center just up the road on Coastal Highway. Inside, associates assist customers from four fully operational stations. ADA compliant this vehicle also has a large retractable awing for inclement weather. To check out the schedule when they will be at the Lewes location, long onto dmv.de.gov and look for DMV On-The-Go Bus Calendar. Pretty cool !!



How Deep Is Your Well?

Were you ever given information on how deep your well is? That is something you need to know and now you can easily find out! Go to DNREC.alpha.delaware.gov and search for the DNREC well viewer which allows you to enter your specific street address and it will direct you to your well site. Click on that dot and the specific information related to your well will come up.

No butts, please!

Be a good neighbor and don't toss your cigarette butt on the grass or roadside as you walk your pet. It is not sanitary and certainly doesn't look nice.



**DO NOT THROW
CIGARETTE BUTTS
ON THE GROUND**



General Policies and Procedures

The following policies and procedures were adopted by the Sandy Brae HOA Board on April 10, 2023 to regulate matters within the Community that are subject to the Covenants. The purpose of these is to promote the safety and welfare of the residents, preserve and protect property values, as well as help the Board operate more efficiently/effectively while staying within the parameters of the SBHOA Covenants. Policies and Procedures are meant to be a fluid document that each Board keeps or changes, as the times and needs dictate.

COMMUNICATION

Email is the primary means of communication with residents. Owners of rental properties are required to give email addresses for their rental residents so that they can receive community news, updates, and community information.

After many years, the SBHOA Board has established a ZOOM account and will be able to use it for meetings of any nature for the community, Board, or committee business only.

The SBHOA Board has established a FACEBOOK account closed only to the residents of the community. The main purpose is to communicate HOA business and not for commercial use. The vice-president is the administrator of the account.

The SBHOA Board has established a WEBSITE without password entry. It will be for the purpose of housing HOA documents, a resident directory without phone or email information, Board contact information, community information, a calendar, Board agendas, minutes, as well as treasurer information, etc. It is not for any type of commercial use. The vice-president oversees the site. It is hosted by and technically supported by a qualified web design business.

A newsletter is published once a quarter and saved on the HOA website. It will be mailed to any resident without email. The vice-president oversees the publishing of the newsletter.

MEETINGS

HOA BOARD meetings are held once a month every month and open to all residents in good standing to participate.

Agendas will be posted on the website 72 hours in advance of the meeting and minutes within a week after the meeting.

No photography or recording devices of any kind are permitted in any SBHOA meeting.

Board and committee meetings maybe held via ZOOM or like technology, only when necessary or due to special circumstances, with minutes submitted to the HOA secretary for posting.

At ANNUAL HOA Meetings, members are required to sign in and have a copy of the agenda and any other paperwork associated with the topics on the agenda. Residents will be given time to ask questions/voice concerns within a time limit once business has been conducted. Members must at all times behave with common courtesy and civility refraining from the use of rude, abusive, crude, or threatening language. Members must refrain from engaging in personal attacks on Board members, fellow members, or guests. No profanity or hostile body language is permitted. SBHOA Board has the right to dismiss any member/s from the meeting for engaging or demonstrating any of the above actions in an annual meeting.

CONSTRUCTION AND REMODELING PROJECTS, SHEDS, FENCES, etc.

An Architectural Review and Modifying Form (AR Form) is required for any projects on the outside of the house/on the property. A Sussex County permit is necessary for sheds and many other construction/replacement projects for homeowners. That permit information needs to be attached to the AR Form when submitted to the Board for these projects. A list of what projects need permits is posted on our website, sandybraehoa.com, in the document tab.



Our Resident Artisans



Pine Lane resident, Jamie Jensen, artist, woodworker, and metalworker, started his journey in San Francisco where he apprenticed as a woodworker fabricating boat interior. As time went on, he became proficient in the wood trade, left California for Florida to pursue his interest in boats. There he started working for a yacht company doing fine cabinetry interiors for motor yachts. He also became interested in welding.

After many years of working in the marine trade, Jamie decided to venture out and start working with wood and metal to create contemporary wall and freestanding sculptures and fine furniture.

Jamie is a self-taught artist and his pieces have been seen in Maryland Art Place in Baltimore, Maryland in Biliterate Delaplaine Center for the Arts in Frederick, Maryland, in the Schmucker Gallery in Gettysburg, PA., and at the Rehoboth Art League.

Congratulations!

to Locust Lane resident, Judy Olsen, whose watercolor painting, Pumpkin Display, was featured in the Delaware Watercolor Society Juried Fine Arts Exhibition this May at the Nassau Valley Vineyards Exhibition Gallery. Judy has been a member of the Delaware Watercolor Society since 2014 and has been working in this medium since 2010.

Other works by Judy have been shown at the Biggs Museum, Rehoboth Art League, and at the Art League of Ocean City.





MARK YOUR CALENDAR

JULY

- July 1 - Fireworks at the Wilmington Blue Rocks game
- July 3 - Fireworks Rehoboth Beach
- July 4 - Fireworks in Dewey, Bethany Beach, and Lewes
- July 5 - Cup-R-Cone corner of Dogwood and Linden 6-7pm
- July 10 - HOA Board Meeting 5:30-7:30pm ZOOM
- July 15 & 16 - Summer Craft Fair Lewes Historical Society

AUGUST

- August 5, 6, 12, & 13 - Annual Outdoor Fine Art & Craft Show
Rehoboth Art League
- August 14 - HOA Board Meeting 5:30-7:30pm ZOOM
- August 16 - Cup-R-Cone corner of Dogwood and
Linden 6-7pm

SEPTEMBER

- September 4 - Labor Day Holiday
- September 11 - HOA Board Meeting 5:30-7:30pm
- September 15 & 16 - Sandy Brae Fall Community Yard Sale
- September 13 - Cup-R-Cone corner of Dogwood and
Linden Lane 6-7pm
- September 16 - Coastal Clean Up Day
- September 29 - Annual History Book Festival in Lewes



A Resident Writes...

Dear fellow homeowners,

I am thrilled to share with you the fantastic news that our community has recently achieved a remarkable milestone in the real estate market.

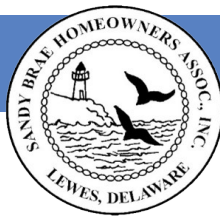
We have just set a new record this year, topping our highest community sale at \$540,000. This is a testament to the enduring value of our community and the unwavering demand for homes in our area.

As a resident myself, I couldn't be more proud to be part of this wonderful community that we call home. Our community has so much to offer, from stunning natural landscapes and proximity to popular amenities to welcoming and friendly neighbors. It's no surprise that so many people are eager to call our community their own.

With the current state of the real estate market, it's an exciting time for homeowners who are considering selling their homes. The market is experiencing high demand, and there is limited inventory available. This means that prospective buyers are highly motivated to find their dream homes and are willing to pay a premium price for them. If you have been thinking about selling your home, this could be the ideal moment to take advantage of the market's favorable conditions.

When it comes to selling your home, it is imperative to choose a real estate professional who is experienced, knowledgeable, and trustworthy. An experienced real estate agent will have a proven track record of successfully selling homes in your area and can provide valuable insights into the local market conditions. A knowledgeable real estate agent will be familiar with the latest trends and developments in the real estate industry and can advise you on pricing, marketing, and staging strategies to help you sell your home quickly and for the best possible price.

Jessica White Harrison | REALTOR®, ABR®, MRP



Speeding and Running Stop Signs in the Community

It seems the incidents of speeding and running stop signs in our community has been on the rise lately and it has little to do with the cut-thru traffic, and more about our own residents.

Many of the violations involve the intersections of Dogwood and Linden, Pine and Beech, Locust and Beech, Linden and Beech, and Oak and Maple. Speeding on Beech Drive is out of hand especially at night. Running the stop signs is being done by scooters, motorcycles, cars, and trucks.

Understanding we do not own the streets, what has the Board done:

- We called DelDot Traffic Control for help; still waiting for a reply.
- We spoke to our contact at DelDot, Matt Schlitter, who said making any intersection a four way stop (a standard safety measure) or making any safety measures takes time because first there must be a traffic study, etc.
- We called Troop 7 and they do not have the manpower to place cars in the community. But they will put out an email to the station for troopers to drive thru the community whenever they can. They also suggested we call "Jobs For Blue" an off-duty employment company for police and troopers to get off-duty jobs for special events, and other various situations.
- We called "Jobs for Blue" and the cost there is \$78 per hour per person, plus \$18 per hour per car used, plus a 4% fee on top of the total cost. This is cost prohibitive for Sandy Brae considering number of intersections involved.
- We reached out to residents at those intersections whose landscaping/trees might be blocking full view of stop signs to trim them back or remove them.
- We will continue to talk about speeding and running stop signs in the quarterly newsletter, as it is a community wide safety issue.

What can you do:

- If resident's landscaping/trees are blocking signs, go ask if you can help them make the intersection safer. Maybe they physically cannot do it or afford to do it.
- When you see a resident speeding or running stop signs report it or go talk to them directly in a calm manner, neighbor to neighbor. By the emails we see, several of you have already identified the frequent violators that are residents.

We are a community, and everyone needs to work together to make it a safe one.

Thank you,
SBHOA Board of Directors

*Help Keep Sandy Brae
Safe for Everyone!*

