



Hello Summer!

Sandy Brae Newsletter

Summer 2024

NEW BOARD ELECTION RESULTS:

Lisa George

Jessica White Harrison

Marty McDonnell

Helena Hannah

John R. Kelly

At the July 15th Board meeting, these members will vote for the positions they wish to fill. That will be the first order of New Business. At the end of the meeting, the new HOA Board takes over. Four opportunities are still open to join the Board.

Sandy Brae HOA Annual Meeting Highlights - June 8, 2024

- 33 property owners attended and 48 sent in proxies. No quorum.
- 55 AR Forms were sent in between July 1, 2023 and June 8, 2024
- By the end of June, 32 properties will be rentals.
- Spring Yard Sale saw 36 homes participate on Friday with 23 on Saturday. Having our sale on the same weekend as surrounding communities proves to be beneficial for sales.
- The Social Committee has been disbanded. Huge thank you to Tim & Lora Sherman for all your efforts in trying to create fun activities for the community.
- Our community remains strong with home sales! \$457,000 is the average price of the homes sold so far this year and they are on the market for an average of 23 days.
- Right of Way boundaries have been discovered by everyone with the installation of glofiber and the natural gas pipeline on Postal Lane. (see article in this newsletter).
- Communication remains positive with Reed Venture about their commercial development behind Elm Lane with the office complex and Starbucks. Board is working closely with DelDot and the two Sandy Brae residents most affected by the effects of the proposed pedestrian walkway. Diagram from DelDot of walkway distributed.
- A photo diagram of the effects of Plantation Road on Sandy Brae was distributed. At most, we will lose a little land starting at Cedar Drive north as DelDot wants traffic going north into Plantation East off the road sooner.
- Sandy Brae's deed restrictions and Covenants prohibit Accessory Dwelling Units. These structures are popping up as "tiny houses" or "small cottages" placed on a property, separate from the home, for rental purposes.
- Speeding remains a problem in the community. The flashing lights worked for awhile but not now. Board will call Troop 7 for assistance.



Any questions, please contact us via our Facebook page or our
Website: www.SandyBraeHOA.com | Email: SandyBraeHOA.Lewes.DE@gmail.com

What does the Board do?

5 Crucial Duties of an HOA Board of Directors

1. Represent the Entire Community of Homeowners.

When you select a Senator, you send them to Congress to be the voice of your state. In the same manner, your HOA Board is elected to represent the best interests of the Association. It is likely that nothing would be done in HOA's if every decision had to be approved by a vote of the homeowners. By electing a Board, decisions can be made quickly by representatives chosen for the job. More importantly, the Board can make decisions that are in the collective best interest of the community, not just one homeowner.

2. Preserve the Value of all the Homes by Maintaining and Enhancing the Community.

When you think about maintaining or increasing your home's value, you might think of putting in new flooring, or pruning your own hedges. But curb appeal doesn't stop at YOUR property line. An attractive, inviting community that is well maintained doesn't just make current residents happy, it will draw new residents too! This will also entice new buyers to pay top dollar, driving property values for everyone.

3. Interpret and Enforce the Rules.

This is where the "collective best interest" previously mentioned comes to play. HOA Covenants, Bylaws are in place to protect you. The HOA Board safeguards the value of your home by making sure someone doesn't build an unattractive fence or paint their deck hot pink. It can be a challenging and thankless job for the HOA Board members to interpret the HOA rules, communicate and enforce them. By enforcing the rules, the Board helps maintain the value of the community.

4. Minimize Risk and Plan.

There are many tasks a HOA Board undertakes that are essential to safeguarding you and your neighbors at risk. HOA Board members have to consider the needs for this month, and this year, but they also have to plan for the next several years; prepared for challengers that could come up unexpectedly.

- Collect dues - When dues go unpaid, the HOA must initiate legal action to collect delinquent owners and/or raise fees to meet its obligations.
- Insurance- You have homeowners' insurance, but what about the land that we own here? We need to assure our properties are covered as well.

5. Keep Informed.

It is the Board's responsibility to keep the community informed of its activities and going-ons. We have our newsletter, which we try and get out every season. Our website, which has been updated to more easily accessible with no private information being shared. We are on Facebook where the community can share their thoughts and ideas, and locally what's going on.

Lastly, we have our Board! We are all approachable and accessible. We have meetings every 2nd Monday of each month where you can come and listen to what's happening or share some issues.





QUACK

New Neighbors!

We are selling a lot of homes in the community and that means new neighbors.

But here are some neighbors that we have something to quack about!

Meet Daisey and Doofus, ducks that have taken up residence in front of a home on Beech Drive. They can often be seen strutting down Locust and Linden in the early mornings or playing in the puddles at the end of driveways on Mulberry.

So be on the lookout for Daisey and Doofus, cause these new neighbors are smaller than most.

SPRING YARD SALE

Mother nature always challenges us for the Spring Yard Sale and this year was exception. Friday was nice and saw 36 homes participating and those shoppers were arriving way before 8am and anxious to buy !

Saturday, 23 homes participated and the weather was wet and dreary, but the shoppers came and many past our pm cut off.

Our ads in Cape Gazette again helped draw a crowd and the other yard sales from three surrounding communities made the two days lots of shopping fun.



Mark your calendars now for the Fall Yard Sale on September 13th and 14th

What Does MR Medium Residential Density Mean and Why Is It Important in Sandy Brae?

MR-Medium Residential Density is the zoning density code given to the community of Sandy Brae. It established 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 residences for that business or outdoor storage of any kind related to that business.**

We are bringing this up because Sussex Planning and Zoning reached out to the HOA Board after receiving complaint calls and after visiting the community. They noted "several properties with apparent home businesses that are more intensive than what is permitted by an in-home business". Mentioned were apparent home businesses offering personal services of some type where a person (s) comes into the home/on the property to receive that service; where mechanical repair of cars, boats, motorcycles, trucks, 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 fineable offences and merit a visit from the Constable's Office. They ask the Board to make a general notice of this information to all residents. This was done in the 2023 Spring newsletter published the end of February 2023 then emailed and mailed to residents as well as posted on the HOA website.

If you have an in-home business in Sandy Brae you must stay within the MR density regulations.

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.sussexcountyde.gov>.

SUSSEX COUNTY POLITICAL SIGN REGULATIONS

Signs in connection with any candidate for elected office, special election or referendum issue may be erected and maintained, provided that the size of any such sign is not in excess of 32 square feet of sign area per side [or facing] sign face and shall contain no more than two [sides or facings] sign faces, back to back.

Any such sign shall not be erected more than 90 days prior to any contested election or referendum and removed within 30 days after the election or referendum date.

We love Your Dogs but not their Waste!

Hard to believe, but we continue to have issues with neighbors not picking up after their pets. SBHOAs has received numerous emails and calls concerning this issue. Residents and homeowners in the State of DE are required to pick up after their pets and dispose of the waste appropriately. Several residents allow their pets to go on other residents' lawns (including some cats) which is inconsiderate to your fellow neighbors. Be considerate and a good neighbor and pick up after your pet. If you see another neighbor or visitors not picking up, kindly remind them as well or let the SBHOA know, and we will remind them to pick up afterwards.

Here are a few reminders, as they relate to pet owners:

- All pets must be on leashes; leashes cannot exceed 6 feet.
- Pets should not be left outside on their own, or for long periods of time in the warmer weather.
- Continuously barking of dogs should be keep inside.
- Pet waste ... should be picked up immediately and disposed in your own trash containers.



2026
Marks Sandy Brae's
60th Anniversary...

Stay Tuned For
Celebration Details!



General Policies and Procedures

The following policies and procedures were adopted by the Sandy Brae HOA Board on April 10, 2023 and again on November 13, 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.
- 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 president oversees the publishing of the newsletter.
- Residents cannot have signs, lawn and house decorations, or any medium visible to other residents that contain language, graphics, or a display that would be offensive to the ordinary person.

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 or any HOA meeting.

BOATS AND RECREATIONAL VEHICLES OF ANY TYPE

- The properties in Sandy Brae are not intended to be used for long term storage spaces for boats, recreation vehicles of any type, or utility trailers. If the number/ size of these vehicles, trailers, and boats are deemed inappropriate for the size of the lot, the Board has the discretion to require removal. Living in any type of recreational vehicle for any length of time in the driveway or anywhere on the property is prohibited.

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; this has been in effect since 2003. 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 from Sussex County of what projects need permits is posted on our website, sandybraehoa.com, in the document tab.

PARKING

- The streets in Sandy Brae are owned by the County and maintained by DelDot, and as such, the community must abide by all their residential parking regulations.
- On street parking is allowed if two wheels are on the street two wheels on the grass
- Parking on the front lawn is prohibited for any type of vehicle, per the Covenants.
- If you do not have a driveway large enough for all the cars/trucks in your family, you need to enlarge the driveway. Enlarging the driveway needs an AR Form approved by the Board and an entrance permit from Sussex County.



Random Acts of Kindness!

Prepare to be pleasantly surprised, folks.

Sandy Brae is buzzing with something more than just the usual Summer traffic. It's a heartwarming tale that's sure to bring a smile to your face.

A few weeks ago, a neighbor texted me with a photo of a rock at the foot of her mailbox. It wasn't an ordinary rock; it had the word "love" written on one side and flowers on the other. Of course, seeing this mysterious gift brought a smile and some questions. While channeling my inner Nancy Drew, I watched for more of these gems as I walked my dog. I conclude that Sandy Brae has some creative residents spreading joy throughout the community, including at my mailbox, where I was recently greeted by a seagull saying "hi."

It's fascinating how these unexpected acts of kindness can trigger the release of three chemicals in our bodies. These chemicals, with their profound, positive effects on our physical and mental well-being, can even create a natural, euphoric high. It's a testament to the power of small gestures in making a big difference in our lives.

Just when you thought Sandy Brae couldn't get any better, it does.

Submitted by: *Lisa George, Juniper Dr.*





**MARK YOUR
CALENDAR**

JULY

Jul 3 - Wilmington Blue Rocks Game and Independence Celebration

July 4 - Bethany Independence Celebration – parade, concert, and fireworks

• Lewes all day-Old Fashion July 4th Celebration activities and boat parade

• **Lewes Fireworks 9pm**

• **Dewey Fireworks 9pm**

• Milton “Bring Mayberry Back to Milton” all day celebration family friendly

July 5 - Historic Lewes 1st Friday at the Sussex Tavern 4-7pm

July 6 – Rehoboth Fireworks 9pm

• St. Peters Art Show in Lewes

July 9-10 Rehoboth Art League Cottage Tour

July 18-21 Rehoboth PRIDE Festival

July 18 – Stango Park in Lewes Concert

July 26 – Eagle Crest Concert at Hudson Fields

Check out the summer long outdoor concert series:

- Bethany at the Bandstand
- Rehoboth Beach Bandstand
- Lewes Canal Front Park and Stango Park
- Eagle Crest Series at Hudson Fields
- On the Green @ the Lewes Ferry
- Milton’s Memorial Park

And don’t forget to check out all the FREE outdoor movies all summer long in your favorite town!



SANDY BRAE HOA BOARD:

Kathy Davison (President),

Joanne Kempton (Treasurer),

Helena Hannah (Secretary),

Lisa George (Director),

Nancy Hecker, Honorary Board Emeritus,

Print Coast 2 Coast, (Newsletter Designer),

Kathy Davison, (Newsletter Editor)

