



Hello Spring!

Sandy Brae Newsletter

Spring 2025

Spring has Sprung in Sandy Brae!

The HOA is thrilled that Winter 2025 is finally over. We can now look forward to spending more time outdoors and enjoying beach days.

As you may know, this winter we experienced two significant storms that required snow removal throughout the community, which resulted in some unexpected challenges. As the saying goes, “when you know better, you do better.” This fall, we will reevaluate our processes to ensure that these issues are resolved going forward.

Spring is always a busy time in Sandy Brae, with landscapers and contractors working throughout the community. Please be mindful of your neighbors when planning large projects. Large trucks can make our already narrow roadways difficult to navigate, especially for emergency vehicles, and they may also block driveways. We encourage you to inform your neighbors in advance about any large work that may impact them.

If you're considering improvements to the exterior of your home, please remember that you can find the following resources on the Sandy Brae website:

- Sussex County Guidelines for Permits
- SBHOA Architectural Review Application
- Guidelines and Covenants that may differ from Sussex County requirements
- Contact Email Address and Phone Number

If you are not comfortable using a computer, that's perfectly fine. You can always reach out to us with your questions, and if needed, we will provide you with hard copies of these documents. We strongly encourage residents to utilize the website and our resources to ensure a smooth experience from start to finish.

The HOA is also excited to form a 60th Celebration Committee to explore ways to bring our upcoming celebration to life. We will be seeking your ideas this year, perhaps through a survey on how you envision honoring this milestone—be it theme, venue, or other suggestions. Let your creativity flow!

We wish you all a happy and healthy spring season.

Sincerely,

Martin McDonnell, President

Any questions, please contact us via our Facebook page or our
Website: www.SandyBraeHOA.com | Email: SandyBraeHOA.Lewes.DE@gmail.com
Martin McDonnell, President | John Kelly, Vice President | Jessica Harrison, Treasurer
Helena Hannah, Secretary | Lisa George, Director | Nancy Hecker, Honorary Board Emeritus,
Kathy Davison, Board Emeritus | Print Coast 2 Coast, Newsletter Designer



Architectural Change Requests

AR FORMS: WHAT ARE THEY? WHEN DO I NEED ONE? WHAT IS REQUIRED?

Architectural Review Application for Modification, Replacement, And New Build Projects
According to Covenant #5 and a Board policy in 2003, an AR form and process were established.

If you have any questions now or during this process, please email the HOA

SandyBraeHOA.Lewes.DE@gmail.com.

WE CAN HELP

When is an AR Application required?

- An application must be submitted when a resident is planning any work or changes on the exterior of the home, when debris containers will be in the driveway for interior projects, and when any equipment will be on the property for any length of time for special interior projects (PODS, backhoe, porta-potties, etc.) or a completely new build.
- Any proposed exterior additions, changes, or alterations to your lot must have a detailed application submitted as outlined in the following pages.
- This requirement also includes landscaping, including adding beds, trees, or shrubs that would impact your lot's original typography or drainage.
- Please note that the HOA does not own the streets in Sandy Brae and is subject to all DelDot regulations regarding drive way entrances, swells, right-of-ways, and the typography within their setback.

What is the process?

- Thirty (30) days before the project starts, the resident submits forms to the Sandy Brae HOA.
- The application goes to the ARC Committee for review and then to the HOA Board for final approval.
- A resident is responsible for obtaining all correct County and HOA permits and displaying them during construction.
- The resident must perform the work described in the application, or a stop work order will be issued immediately.
- On-site visits will be made periodically throughout the construction if necessary.
- Residents and all contractors/workers must work within the lot's setback as outlined in the Sandy Brae HOA covenants. Sussex County codes do not apply.
- The Resident has one year to complete a project.

Application Requirements (where applicable):

- Drawing showing project specifications (size, dimensions, and location); provide a copy of the property site plan
- Complete Description of Materials/Plantings
- Color/Finish
- Manufacturer's Information
- Picture(s)
- List all dumpsters, storage units, porta potties, etc., on the property and for what length of time.
- Copy of permits per project

The HOA is here to help ease the process of your renovations.

Our fiduciary responsibility is to enforce the procedures outlined in the Sandy Brae Covenants on your behalf.

"We have one day a week where the house sparkles...instead of zero." Ree Drummond

My Top 10 Spring Cleaning Tips

Spring cleaning doesn't have to be a huge hassle! Think of it as a chance to refresh your space instead. Luckily, tons of experts online offer cool tips to make it easier. I did some digging and found some ideas to keep your home sparkling with minimal effort, plus some excellent natural alternatives like white vinegar, lemons, and lavender to help out. Happy cleaning!

And let's not forget—it's the perfect time to start gathering items for our annual Spring Yard Sale. Who wouldn't want to make a little extra cash from things just collecting dust in the closet? One man's trash is another man's cash—I mean treasure.

1. Give your oven racks a spa day! Soak them in warm, soapy water in the bathtub, and then use dryer sheets to wipe off the excess grease. Dawn Power Wash also works wonders for stubborn areas.

2. Make your stainless steel appliances shine like new! Apply olive oil to a soft cloth and buff away for a lovely, streak-free finish. Olive oil can also be used to give your face a beautiful finish.

3. A lint roller makes cleaning easy. It quickly picks up dust from lampshades and fabric surfaces, making everything look neat and tidy.

4. No need to fear tall windows! Just grab a Swiffer mop, wrap some paper towels around it, spray glass cleaner, and wipe away for sparkling results.

5. Want a clean microwave in a snap? Mix 2 cups of water with 2 tablespoons of distilled vinegar in a bowl, heat it until it boils, and then wipe it down. A lemon with water works wonders, too!

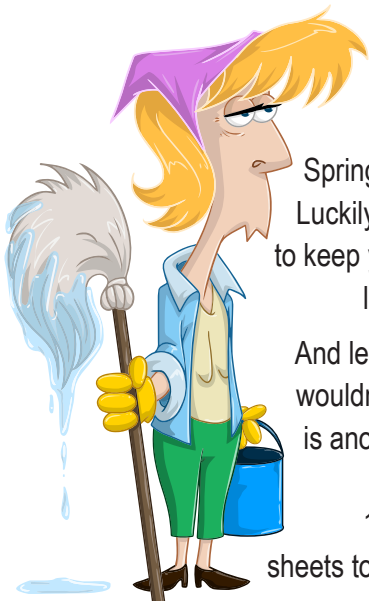
6. To refresh your sleep environment, wash your pillows. They'll be fluffy and fresh, and a touch of lavender spray makes them even better.

7. Your doormats deserve some love—they had a rough winter, too! Shake them out, vacuum them well, and rinse them with a garden hose to remove dirt.

8. Broom maintenance is simple. Take it outside, smack it against a tree to loosen dust, and soak it in warm, soapy water for 30 minutes before rinsing. This could be a good stress reliever!

9. Dust off your ceiling fans easily with an old pillowcase. Slip it over the blades, pull it back, and keep all that dust contained.

10. Remember your houseplants. Dust their leaves with a microfiber cloth to help them breathe—and to help you breathe better!



Mark Your Calendars Now!



Spring Yard Sale on May 16th and 17th
8am - 1pm • Rain or Shine



Spring and Summer Reminders!

EXTERIOR HOME IMPROVEMENTS

Any new additions, improvements, or modifications to the exterior of your home must be approved by the HOA Board before the project begins. AR forms and Sussex County permit requirements are available in the document section on the Sandy Brae website, sandybraehoa.com. If you do not have access to a printer, please contact us at sandybraehoa.lewes.de@gmail.com, and we will be happy to assist you.

SPEED LIMIT & SAFETY

With nice weather, more people will be out and about in our community. Please remember that the speed limit is 25 MPH. Be mindful, as many of our neighbors, including children, walk, ride bicycles, or take their pets for a stroll in the nice weather.



YARD WASTE

Yard waste is not collected in our community. Please do not dump your yard waste behind the pumping station in the third section. The HOA is responsible for maintaining that area; we pay a fee for this service.



FIREWORKS

Please note that, according to the Covenants, fireworks are prohibited in Sandy Brae. This rule has been in place since 2008. For the safety of all residents, including veterans, infants, pets, and our homes, do not set off fireworks within the community.

BE RESPECTFUL OF YOUR NEIGHBORS

While we all enjoy the nice weather and the excitement of outdoor activities and celebrations, please respect your neighbors by keeping noise levels reasonable. If you are hosting a large gathering at your home, please inform your guests to park with two tires on the lawn to keep the roads passable. Additionally, let your neighbors know in advance if there will be extra cars on the street. Be considerate about starting activities too early in the day or letting them go late into the night. While celebrating is essential, everyone deserves the right to quiet enjoyment of their home.

PETS

At this point, these “reminders” are nothing short of embarrassing, but here we are again.

The scoop on poop is easy; pick it up. This means while you’re out on your walk, in your yard, on vacant lots, in wooded areas, and simply anywhere without a toilet. Pick It Up! It’s not rocket science. Poop, scoop, and dispose of at your own home. Not in a neighbor’s trash can, left on the ground, or thrown in a wooded area.



Additionally, please do not leave your pet outdoors for extended periods, off a leash, or in areas where they can create a noise nuisance. **The bottom line is, please be the responsible pet owner your animal deserves and be a good neighbor.**

For Your Information!

Snow Stakes: If you put out your snow stakes this season, we ask that you remove them as soon as possible. The snow contractor will be around to collect theirs by the end of March, and we don't want any confusion. Thank you!



Deluxe Homemade Ice Cream & Treats

Yes, that's right. The Cup 'r Cone ice cream truck will return in Sandy Brae this season.

You will find him at the corner of Dogwood and Mulberry.

Mark your calendars!

Friday – May 9th – 6:15 - 7:00 pm | Wednesday – May 28th - 7:30 - 8:30 pm | Sunday – June 8th - 6:15 - 7:00 pm
Monday – June 30th -7:30 - 8:30 pm | Sunday - July 13th - 7:00 - 8:00 pm | Monday - July 28th - 7:30 - 8:30 pm
Monday – August 11th -7:30 - 8:30 pm | Monday August 25th - 7:30 - 8:30 pm



Sandy Brae Spring Food Drive *Thank you*

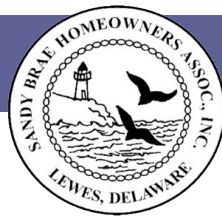
The donations will go to the Cape Henlopen Food Bank.

We will hold a Spring Food Drive on Friday, April 25th, and Saturday, April 26th . Board members will pick up your donations at 5 p.m. on the 25th and Noon on the 26th .

If these dates and times are inconvenient, please contact us at sandybraehoa.lewes.de@gmail.com, and we will arrange a private pick-up.

The HOA is looking to bring back the “**Green Thumbs**” Committee. No worries, you don't have to have a green thumb to participate. But you will need some spare time to drive or walk around the community to ensure our common areas look their best. If you are interested, or would like more details, please reach out to us at sandybraehoa.lewes.de@gmail.com





Change of Seasons and Spirit

As winter starts to fade and spring rolls in, it's hard not to feel that exciting buzz in the air. After a winter packed with crazy snow and freezing temps, everything is finally brightening up. Just remember, no matter how rough things get, spring always follows winter.

Spring can be a time for getting outdoors, trying new things, and taking a few risks. I always feel a surge of energy that makes me want to dive into projects, clear out the stale air in my place, and bring my ideas to life. Something about the longer days and fresh air truly inspires the creativity that has been hibernating. But, spring can be a bit moody too—one moment it's sunny and inviting, and the next it can be cold and muddy; but that's just part of the season's dance.

As we dive into this cheerful season, take a moment to enjoy all the new life around us! Birds are returning from their winter getaways, flowers are popping up from the ground, and buds are about to burst open on those bare branches. Before we know it, we'll hear the sounds of home projects and lawnmowers all around.

I love the fresh vibes that come with spring! Still, getting back into the groove can be tricky, especially if you're still sorting through some of that winter stuff. If you feel like you're in the same boat, take your time—there's no rush. You'll find that your energy and focus will start to pick up as you go along, and that's perfectly fine. We're all on our unique journeys.

Feeling a bit overwhelmed is normal if you're juggling work or personal projects. Just remember to focus on what makes things simple and fun for you! Stay true to yourself, find routines that fit your lifestyle, and embrace what feels right.

Remember, it's all about those imperfect steps forward. Keep pushing—you're amazing!

Lisa George, Editor



“Spring is far more than just a changing of seasons; it's a rebirth of the spirit.”

Toni Sorenson

Board Meetings



Join the Board of Directors monthly for our Community's Open Session Board Meeting. Meetings are held via Zoom on the second Monday of each month at 5:30 pm Not familiar with Zoom? No problem. You can call in and participate.

Details are available on the website <https://www.sandybraehoa.com/>

Upcoming Board Meeting Dates:
April 14, 2025 -- May 12, 2025 -- June 9, 2025

Ways to Contact the Board

Need to speak to the Board of Directors?

Our Board meetings are an open forum format. During the Open Session every month, you are welcome to join in and speak to the Board of Directors for a few minutes. If you cannot attend, but have questions or concerns, please contact the Board via email at sandybraehoa.lewes.de@gmail.com and we will discuss and respond to the inquiry.



HOA BOARD ELECTION

The 2025 Board of Directors nomination form was sent to the community in mid-February 2025, with a March 15, 2025 deadline. **The FIVE vacancies remain open, as we did not receive any ballots by the deadline.**

Residents in good standing will have another opportunity to volunteer during the open call at our Annual Meeting on June 14, 2025.

It only takes one person to mobilize a community and inspire change. Even if you don't feel like you have it in you, it's in you. You have to believe in yourself. People will see your vision and passion and follow you.

Teyonah Parris

Sandy Brae HOA Annual Meeting

Date: Saturday, June 14, 2025 | Time: 10:00 am - Noon

Where: Troop 7 State Police Barracks | 19444 Mulberry Knoll Road | Lewes, DE 19958



APRIL

- 1st- 20th – Lewes Tulip Festival
- 5th-6th Home Expo @ Cape Henlopen HS
- 12th Passover begins at sundown
- 14th HOA Board Meeting 5:30 pm via Zoom
- 20th Easter
- 24th-27th Big Event at Fort Miles.
The emphasis this year is 1942-1943
- 25th & 26th Sandy Brae Spring Food Drive

MAY

- 2nd- 4th Downtown Lewes Merchant Sidewalk Sale
- 3rd - Southern Delaware Food & Wine Festival
Noon-3:30 Schellville Village
- 11th - Happy Mother's Day
- 12th - HOA Board Meeting 5:30 pm via Zoom
- 16th & 17th - Spring Yard Sale 8 am – 1 pm Rain or Shine!
- 17th Rehoboth Beach & Arts Festival Grove Park
- 23rd – November – Heavy Traffic on Rt.1
- 26th - Memorial Day – Honoring the men and women who sacrificed their lives.

JUNE – PRIDE MONTH

- 7th - 8th Mid-Atlantic Sea Glass Festival, Rain or Shine 9-4
Daily Lewes Historical Society
- 9th - HOA Board Meeting 5:30 pm via Zoom
- 12th - Schools Out for Summer
- 14th - Sandy Brae Annual HOA Meeting 10am-Noon Troop 7
Barracks
- 14th - 15th Summer Living Festival – Cape Henlopen HS
Sat: 9-3 Sun: 10-2

*Board meetings are open to all residents in good standing. HOA meetings will be via ZOOM, and residents are encouraged to attend. You can request the link or send topics or questions for discussion to our email @ sandybraehoa.lewes.de@gmail.com

Check the website for Board Meeting times, dates, or location changes.



LOCAL FARMERS MARKETS:

TUESDAYS

Rehoboth Beach Farmers Market, Grove Park, Rehoboth, 10 a.m. to 2 p.m., through October.

Market bags and produce bags are available for purchase at the entrance.

WEDNESDAYS

Historic Lewes Farmers Market, 8 to 11 a.m. through Sept. 29, Crooked Hammock, 36707 Crooked Hammock Way, Lewes.

Market at Sea Colony, 8 a.m. to noon through Aug. 31, Marketplace at Sea Colony Shopping Center, Rt. 1 South, Bethany Beach.

FRIDAYS

Broadkill Farmers Market, 4 to 6:30 p.m. through Sept. 24, Riverbank Side, 116 Front St., Milton.

SATURDAYS

Historic Lewes Farmers Market, 8 a.m. to noon, George H.P. Smith Park, Lewes. The market moves to Shields parking lot from Oct. 1 through Nov. 19, 9 a.m. to noon, and if there's inclement weather.

Riverwalk Farmers Market, 9 a.m. to 1 p.m. through October, S. Walnut St. Mispillion Riverwalk, Milford. Credit cards are preferred; if using cash, an exact change is appreciated.

SUNDAYS

Bethany Beach Farmers Market, 8 a.m. to noon starting June 5, Garfield Pkwy. & Pennsylvania Ave., Bethany.

Frederica Farmers Market, 302-335-5417, 10 a.m. to 2 p.m. through Sept. 25, 1456 Frederica Rd., Frederica.

Nassau Valley Vineyards Farmers Market, noon to 3 p.m.

