



Hello Fall!

Sandy Brae Newsletter

Fall 2025

First things first: THANK YOU. To everyone who's been showing up year after year, to those who are just coming back, and to the brave souls stepping in for the first time, your willingness to give your time and energy is what keeps this resident-run board afloat. Without you, we couldn't function. Truly.

I'm Lisa George, your new HOA President. My husband, Greg, and I have lived in Sandy Brae for three years, and since taking this role, he never misses the chance to greet me with "Hello, Madame President", a title that comes with meeting minutes, not motorcades.

When I first joined the board, I'll admit, I had no idea what I was signing up for. I thought it would be a few meetings, a vote here or there, maybe a friendly debate about a deck. Instead, I quickly learned that serving on an HOA board is part civic duty, part crash course in patience, and occasionally part comedy show.

The biggest lesson? It takes far more effort to keep our neighborhood running than it appears. Behind the scenes, countless small decisions and details pile up like autumn leaves, and what seems simple often requires a surprising amount of coordination.

It can feel like a full-time job, a role with no paycheck, but a meaningful payoff: a deep appreciation for the neighbors who step up, stay committed, and keep showing up long after their official terms have ended. I have enormous respect for those who served before me and for my fellow volunteers who continue to give their time (and sometimes their sanity) to keep things running smoothly.

But more than that, it's a testament to the strength of our community. Sandy Brae thrives not because of any one person, but because so many of you care enough to stay involved, lend a hand, and look out for one another. That spirit is what makes this neighborhood truly special.

The board doesn't have magic wands or unlimited free time. What we do have is the willingness to pitch in, and the hope that more of our neighbors will do the same.

As the saying goes, "You don't know until you know." Once you step in, you realize participation isn't just about helping the board. It's about shaping the place we all call home.

Here are a few easy ways to stay engaged:

- Open your emails
- Read our newsletter
- Stay informed through our website and Facebook page

Let's continue working together to keep Sandy Brae the special place we all call home.

Warm regards,

Lisa George

President, Sandy Brae HOA



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

Fall Is In The Air!



Nothing says "home sweet home" like a warm, well-maintained house ready for winter.

Fall is in the air, which means it's almost time for cider sipping, pumpkin carving, and pretending raking leaves is a fun workout. But before you fully embrace sweater weather, your house might need a little TLC to survive winter without throwing a fit.

Seal Any Air Leaks: Keep the chill out and the warmth in by sealing leaky windows and doors. Add weatherstripping or caulk where needed, and consider installing a door sweep to block drafts under exterior doors.



Clean Your Gutters and Downspouts: Remove leaves, twigs, and debris from your gutters and downspouts to avoid clogs, water damage, and sagging gutters. Clogged gutters can also harm your siding and trim.

Check Your Roof: According to *Forbes*, it's wise to inspect your roof (or hire a professional) every three to four years. Catching small issues now, like loose shingles or damaged flashing, can help prevent leaks and more serious damage over the winter.

Adjust Your Thermostat: Lower the thermostat while you're sleeping or away from home, and raise it only when you're there and awake. Smart thermostats can help automate this for energy savings all season long.



Check Smoke Alarms and Carbon Monoxide Detectors: Use the change of season as a reminder to test your detectors and replace batteries if needed. Functioning alarms are crucial during months when heating systems are in use.



Prep Your Lawn and Trees: Mulch leaves to nourish your lawn and prune trees or shrubs if needed. Fall lawn care promotes healthy grass growth come spring, and winterizing trees helps them survive the cold.

Turn Off Exterior Faucets: In freezing climates, disconnect garden hoses and drain outdoor faucets. If there's a shutoff valve inside, turn it off and open the exterior faucet to drain any remaining water, preventing frozen or burst pipes.

Picking a Repair Person: Need help with big jobs? Ask neighbors for recommendations, check local websites and forums, or visit hardware stores for expert suggestions. Always verify that your contractors are licensed and insured.

Have Your Furnace Inspected: Have your furnace professionally inspected and cleaned to ensure it runs safely and efficiently. Don't forget to replace or clean the filter to improve airflow and reduce energy costs.



JUNIPER DRIVE CONSTRUCTION PROJECT

A new home will soon be built on the site of last fall's fire, with construction expected to continue through February 2026. We look forward to having our neighbor back once the project is complete.

This will be a stick-built project, so neighbors can expect the usual sounds of hammering and construction activity, along with trucks and equipment in the area. Because the property is located at an intersection, we kindly ask that everyone keep traffic moving and avoid stopping to watch construction progress. This will help ensure safety for both drivers and the construction crew.

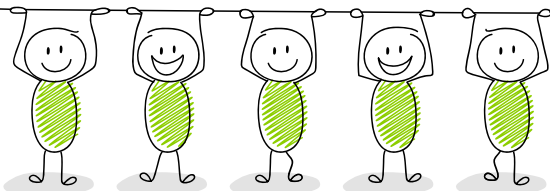
FALL YARD SALE = BIG WIN!

The Fall Yard Sale was nothing short of fabulous. Friday brought 25 sellers, Saturday had 27, and both days were filled with laughter, bargains, and plenty of treasures. With gorgeous weather on our side, shopping was a breeze, closets were cleared, wallets got a little heavier, and smiles were everywhere. Thanks to everyone who joined the fun.

We'll see you again in Spring 2026!



TOGETHER WE CAN
MAKE A DIFFERENCE



SANDY BRAE GIVES BACK

This year, we partnered with the Lewes Senior Center to support families in the Cape Henlopen School District, and wow, did Sandy Brae shine!

Together, we collected bags, boxes, and book bags overflowing with essentials. These were delivered to the Lewes Senior Center, which teamed up with West Side New Beginnings in Rehoboth Beach to make sure the donations reached those who needed them most.

The generosity of our community absolutely blew them away. A big thank you to everyone who pitched in; your kindness truly made a difference!





Resident Spotlight

Sandy Sullivan Shines at National Senior Games!

Sandy Sullivan of Birch Drive proudly participated in the 2025 National Senior Games in Des Moines, Iowa!



The event brought together over 12,500 athletes from all 50 states, competing across 25 different sports over two exciting weeks.

Sandy competed in pickleball and delivered an outstanding performance, earning a 4th place ribbon in Women's Doubles and a silver medal in Mixed Doubles.

What inspired you to pursue this accomplishment?

After I retired and moved to Lewes, I was looking for things to do. I always enjoyed participating in sports and I was encouraged by friends to learn this new game Pickleball. I started playing and just loved the sport.

The more I played the more I wanted to play. I started competing in local competitions which then progressed to the Delaware Senior Games and then for the last four years to the National Senior Games.

Were there any challenges you had to overcome along the way?

Like many of us, I had to deal with two arthritic knees that needed to be replaced. Many years later it was a persistent painful arthritic foot. I did not play for 9 months. I'm happy to be back playing for over a year now with a brace on my foot and better shoes.

What do you feel is the most significant benefit of challenging yourself at this age?

It certainly keeps me moving and that is very important as we age. You also meet so many different people along the way. Just having a good game or a good shot makes me happy.

What advice would you give to someone who might want to try something similar, but feels they're "too old"?

"You are never too old!" We all hear that so often. I admire a woman named Joyce Jones who I have had the pleasure of watching play in the last 3 national Senior Games winning gold medals every time. Jones has been playing pickleball for over 4 decades and is in the Guinness World Record book as the oldest competing Pickleball player in the world at 95!

Can I mention your age in the article?

At 81, I do feel good about my age and I look forward to playing pickleball as long as I can!

Congratulations, Sandy! Your dedication and spirit inspire us all!



Turn Back Time

REMINDER: Daylight Savings Ends on Sunday, November 2, 2025.

at 2:00 a.m. That's when our clocks "fall back" one hour to 1:00 a.m.

The good news? An extra hour of cozy sleep! The trade-off? Earlier sunsets, so get ready for brighter mornings and darker evenings.



SAFETY ISN'T OPTIONAL—IT'S ESSENTIAL!

With shorter days and earlier sunsets, our community roads are busier and trickier than ever. Sandy Brae is full of life: walkers (with and without dogs or strollers), runners, bikers, kids heading to the bus stop, and even neighbors out for a friendly chat.

That means we all need to look out for each other.

PEDESTRIAN SAFETY TIPS

- Plan a safe walking route ahead of time.
- Wear bright colors by day and reflective gear by night (yes, pets too!).
- Watch for cars backing out of driveways.
- Stay alert, no eyes glued to phones!
- Earbuds in? Keep your eyes open.
- Don't assume drivers see you; walk facing traffic.
- Carry some form of ID in case of an emergency.

DRIVER SAFETY REMINDERS

- **SLOW DOWN!** The speed limit in Sandy Brae is 25 mph.
- Observe for pedestrians, especially in low light or bad weather.
- Always stop for pedestrians in crosswalks.
- Never pass a car stopped at a crosswalk.
- No phones, no distractions—stay alert.
- **STOP means STOP, not pause, roll, or ignore.** (Our signs are flashing now—no excuses!)

With school in session, residents with children are encouraged to review the importance of road safety.



PORCH LIGHT TONIGHT = SAFE AND BRIGHT

Keeping your porch light on isn't just welcoming, it's a smart safety move.

Deters Crime: A well-lit home is less attractive to prowlers or trespassers.

Prevents Accidents: Neighbors, delivery drivers, and visitors can clearly see steps, sidewalks, and driveways.

Builds community safety: More lights = brighter streets, making the whole neighborhood safer for walkers, kids, and pets.

Emergency Ready: Porch lights help first responders spot your home quickly if you ever need help.

So flip that switch, one little light makes a big difference!



Let Go of Perfect: Finding Joy in the Messy Holiday Moments

Perfect is overrated—holiday bloopers are forever.

From Thanksgiving to New Year's, we're bombarded with messages that this is "the happiest time of the year." On TV, families laugh in matching pajamas. On social media, every living room sparkles like a Hallmark movie set.

Meanwhile, in real life? The gravy is lumpy, Aunt Ethel is loudly debating politics, and the dog just stole the cheese ball.

So what gives? One word: **EXPECTATION**

While we might picture candlelit dinners where everyone smiles politely, compliments our cranberry tart, and maybe breaks into a spontaneous carol, the reality is the turkey is drier than the Sahara, Uncle Bob wants to talk cryptocurrency again, and your kid is "helping" decorate cookies by licking the frosting off each one. Norman Rockwell? More like abstract chaos!

Here's the truth: the holidays aren't meant to be perfect. They're meant to be survivable. Bonus points if you laugh along the way. Nearly 70% of people, mostly women, say they feel stressed trying to make the holidays magical. That's a lot of pressure for a green bean casserole nobody even likes.

So what's the trick? Lower the bar, or skip it altogether. Joy doesn't depend on whether your pie rivals Martha Stewart's, your kids keep their outfits clean for more than three minutes, or your holiday lights don't stay on without you crawling under the tree, muttering threats at the outlet.

When things get awkward, switch it up. Crack a joke. Distract the crowd with more carbs. Worst-case scenario: the moment passes and people move on. Although fair warning, the story will resurface every year like it's a tradition.

Because the best memories are always the outtakes: the smoke alarm going off three times before dinner, guests waving dish towels from the couch, and the toddler happily munching on wrapping paper, that's the chaos you'll laugh about for years, long after the gravy stains are gone.



*The moment you let go of expectations,
you make room for joy to surprise you.*



MARK YOUR CALENDAR

OCTOBER

- 1st & 2nd - Yom Kippur
- 3rd-5th - Rehoboth Sidewalk Sale
- 11th - Schellville Fall Harvest Fair - 5:00 PM - 8:00 PM
Tickets Required
- 13th - SBHOA Board Meeting Via Zoom 5:30 PM
- 16th -19th Rehoboth Beach Jazz Festival
- 18th - Zombie Fest Hudson Fields
- 24th - 26th - Sea Witch Festival
- 24th - Boo's & Brews, 6:00 PM-9:00 PM,
Lewes Historical Society, Music, Food & Brews.
Ticket Required
- 31st - Happy Halloween

NOVEMBER

- 2nd - 9th - Rehoboth International Film Festival
- 10th - SBHOA Board Meeting Via Zoom 5:30 pm
- 11th - Happy Veteran's Day - Thank you to all who served
- 15th - Schellville Winter Village Opening Day Check website
Schellbrothers.com for more dates, times and events through
December.
- 22nd - Christmas at the Beach Craft Fair - Cambria Hotel -
9:00 AM - 2:00 PM
- 27th - Happy Thanksgiving
- 28th - Rehoboth Tree Lighting 6:30 PM - 7:15 PM

DECEMBER

- 1st - Rehoboth Hometown Christmas - 6:30 PM - 9:00 PM
- 4th - Merchants' Hospitality Night - 5:00 PM - 8:00 PM
- 6th - Lewes Holiday House Tour 9:30 AM - 4:00 PM
- 6th - Lewes Christmas Parade - 5:00 PM
- 8th - SBHOA Board Meeting 5:30 PM
- 15th - Happy Hanukkah
- 25th - Merry Christmas
- 31st - Happy New Year Lewes New Year's Anchor Drop
at the Lightship Overfalls 11:30 PM

***Always check our website for changes
to the date or time of our Board Meeting**



Roads, Taxes & Growth: What's Changing in Sussex County

Transportation & Infrastructure

• North Millsboro Bypass Opens

The long-awaited bypass officially opened to traffic on September 26, 2025, aiming to reduce congestion through town.

• New EV & Hybrid Fees

Starting October 1, 2025, annual registration fees will apply to electric and hybrid vehicles.

• Route 1 Speed Camera

DelDOT is installing a new speed camera on southbound Route 1 near Lewes.

Route 24 Development Postponed

The Belle Mead apartment and retail project has been delayed after Sussex County Council voted to postpone a decision amid community traffic concerns.

Property Taxes & Development

• Reassessment Raises Tax Bills

The 2025 countywide property reassessment has led to higher bills for many homeowners. A payment plan is available for primary residences with increases over \$300, and a tax calculator is online.

• School Impact Fees Approved

A new state law (Sept. 2025) allows Sussex County to levy an impact fee on new construction to help fund school projects. The council still needs to pass the ordinance.

• Debate on Development Density

Officials are weighing higher housing density in growth zones while restricting development in conservation areas.

in memoriam

Carol McCann

Sherry Lynn (Dallas) Butler

Louise Archdeacon

Kyran (Buddy) Costello

Michael DiLauro



Facts & Funnies



Jack O'Lanterns weren't always made out of pumpkins. They were originally made out of turnips! Jack O'Lanterns are meant to ward off unwanted visitors.

Candy corn has been a Halloween staple since the 1800s, with over 35 million pounds sold each year. No doubt it will outlive all of us!



Abraham Lincoln declared Thanksgiving a national holiday in 1863, prompted by Sarah Joseph Hale, the author of "Mary Had a Little Lamb."

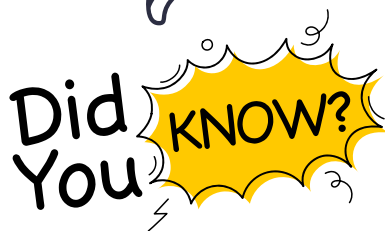


Why did the ghost starch his sheet?
He wanted everyone scared stiff.

Why did the cranberry blush?
It saw the turkey dressing.



The first TV dinner was created as a way to use up Thanksgiving leftovers.



In 1893, Governor Reynolds encouraged Delawareans to set aside secular activities on Thanksgiving, emphasizing the holiday's original spirit.

Delaware is known for its various haunted locations. The Cannonball House in downtown Lewes is rumored to be haunted by a soldier who died during the War of 1812.

Wishing you and your family warmth, joy, and memorable moments together.

Here's to a healthy and happy New Year in our wonderful community!

Happy Fall & Holiday Season from the Sandy Brae HOA!