



Hello Fall!

Sandy Brae Newsletter

Fall 2026

Hello Neighbors,

It's hard to believe we're already into everything pumpkin, and before we know it, the holiday season will be upon us. It feels like we were just welcoming summer!

As we wrap up another year in Sandy Brae and look ahead to 2027, the Board wanted to share a few important updates.

We're excited to offer an electronic payment option for HOA dues. Many of you have asked about this over the years, and we're happy to finally make it available. And for those who prefer writing a check, that option isn't going anywhere! You'll find more information in this newsletter.

We also anticipate another vote on the proposed Capital Contribution. We came incredibly close to the participation needed at our Annual Meeting and believe it's important to pursue.

As we all know, the cost of just about everything continues to rise, and Sandy Brae is no exception. We've seen significant increases in the maintenance bids we're receiving, making it necessary to look at additional sources of revenue.

The Capital Contribution is currently the most feasible way to increase revenue without relying solely on higher annual dues from our existing homeowners. It would provide additional funds when a property is sold, helping strengthen our reserves for the future.

Without this additional revenue, our options are limited. If the Capital Contribution does not pass, homeowners should expect a significant increase in dues for 2027–2028.

Before any vote, we'll provide the information you need to make an informed decision. And when the time comes, please-vote, we can't make positive changes in Sandy Brae without your participation.

Finally, thank you to everyone who attended an event or meeting, donated to one of our drives, answered an email, introduced themselves, or simply stayed involved this year. It all matters, and it's what makes Sandy Brae a strong community.

From all of us on the Board, we wish you and your families a happy, healthy, and peaceful holiday season.

Here's to finishing 2026 on a good note and looking forward to what 2027 brings!

Warmly,

Lisa George

Lisa George, President

On behalf of the Sandy Brae Board of Directors

Warm regards,



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 | Kenneth Crump, Treasurer
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Baby, It's Going to Get Cold Outside!

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.

PLEASE, if climbing a ladder is no longer on your list of good ideas, call a professional!

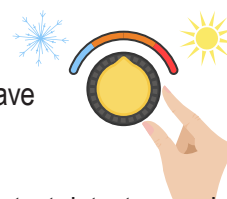
Seal Any Air Leaks: Keep the chill out and the warmth in by checking windows and doors for drafts. Weatherstripping, caulk, and door sweeps can make a big difference—and may help keep those heating bills in check.



Clean Your Gutters and Downspouts: Remove leaves, twigs, and other debris before winter arrives. Clogged gutters can lead to water damage and can also take a toll on siding and trim.

Give Your Roof A Once Over: Look for loose or missing shingles, damaged flashing, or anything else that doesn't look quite right. Adjust Your Thermostat: Lowering the temperature while you're sleeping or away from home can help save energy. A programmable or smart thermostat can do the remembering for you.

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Check Smoke Alarms and Carbon Monoxide Detectors: Use the change of season as your reminder to test detectors and replace batteries when needed. With furnaces, fireplaces, and other heating systems coming back into use, working detectors are especially important.



Prep Your Lawn and Trees: Mulching leaves can return nutrients to your lawn, and fall is a good time to take care of needed pruning. Pay particular attention to damaged or hanging branches before winter storms arrive.

Turn Off Exterior Faucets: Disconnect garden hoses and drain outdoor faucets before freezing temperatures arrive. If you have an interior shutoff valve, turn it off and drain the remaining water to help prevent frozen or burst pipes.

Picking a Repair Person: Ask neighbors for recommendations, check trusted local resources, and always verify that anyone you hire is properly licensed and insured.

Have Your Furnace Inspected: Consider having your furnace professionally inspected and cleaned before you really need it. And don't forget the filter—a clean filter helps with airflow and efficiency.



Things Coming Soon in Our Area!

If you've been wondering, "What are they building over there?"—you're probably not alone!

The Centre at Love Creek — Route 24 A new multi-tenant retail development that includes Royal Farms and Dunkin', with portions expected to be completed in late 2026.

New Wawa — Route 24 & Mulberry Knoll Road A new Wawa convenience store and fueling station is under construction, with completion expected by the end of 2026.

Northstar — Route 9 A large mixed-use development west of Five Points that includes a substantial residential component along with nearly 100,000 square feet of commercial space.

Seaside at Lewes — Route 1 at Cave Neck Road Approximately 30 acres of commercial development is planned along Route 1, with a residential community behind it. The commercial rezoning received approval in 2026.

One thing is certain—our little corner of Sussex County continues to change!

WHAT'S HAPPENING ON OUR ROADS?

And with all that development comes the question we're probably ALL asking:

What about the roads?

DelDOT has several projects planned or being studied for the Five Points/Plantation Road area. Some are further along than others, so here's a quick look at what's on the radar.

Plantation Road — Route 24 to Robinsonville Road DelDOT currently lists Plantation Road Improvements, SR 24 to Robinsonville Road (Phase 2) as an active project. Plans include turn lanes and intersection modifications, median turn lanes for residential entrances, and bicycle and pedestrian improvements. A firm construction timeline is not currently listed by DelDOT.

Postal Lane — Linden Lane to Route 1 Improvements are planned for Postal Lane, including shoulders, sidewalks, and bicycle accommodations. This remains a longer-term project and is still in the planning/design process.

Shady Road — Plantation Road to Route 1 Improvements are also planned for Shady Road, including turn lanes, sidewalks, and shoulders intended to improve traffic flow and safety. This project is also in the longer-term planning/design stage.

Mulberry Knoll Road Extension Plans call for extending Mulberry Knoll Road from Cedar Grove Road to Route 9, creating another north-south connection in the area. The goal is to improve local connections and help relieve congestion on existing roads. Recent planning indicates the first portion of this project could begin in 2027, in connection with development in the area.

These projects are all in different stages of planning, design, funding, and construction, which means timelines and final plans can change.

We'll continue to keep an eye on these projects and share updates with Sandy Brae residents as they become available.



Partnering with Henlopen Food Basket

Collection Dates - Sunday, November 15th - 3PM | Monday, November 16th - 4PM

Simply place bags at the end of your driveway. Prefer to drop off early?

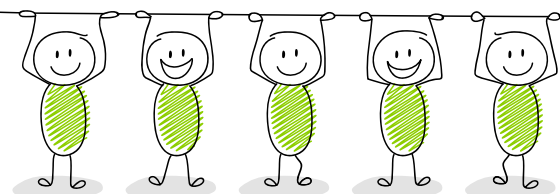
Donations may be left on the porch at 34101 Juniper Drive anytime November 9th–14th.

FALL YARD SALE = BIG WIN!

Mother Nature provided two beautiful days for our Fall Community Yard Sale. Friday we had 1 participant and Saturday we had 27. We hope everyone who participated ended the weekend with full wallets! **Thank you to all that participated**



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 school supplies and essentials, which were distributed to local families through West Side New Beginnings.

A HUGE thank you to everyone who donated!

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



Sandy Brae Has Been Getting Social!



We've enjoyed Cup r' Cone throughout the season, providing a cool treat at the end of some very hot summer days. Thank you to everyone who came out on July 1st for a FREE single-serve cone as we celebrated Sandy Brae's 60th Anniversary!

Since April, we've also been gathering once a month on the Back Nine patio at American Classic Golf Club. Mother Nature cooperated with us each month, and in September, we decided to switch things up and gather at The Veranda Restaurant at the Cambria Hotel!

It's been great seeing neighbors come together, catch up with old friends, meet new ones, and simply enjoy some time together.



And we're not done yet! There are still more opportunities to get together as we head into fall.

Keep an eye on your email, we hope to see you at the next one!



This year, you'll have the opportunity to pay your Annual Dues electronically!

Yes, you read that right! It's as easy as 1-2-3.

And no worries if you still prefer writing a paper check. We're certainly not turning down money.

To pay your Annual Dues electronically:

- 1) Log in to your online banking account.
- 2) Select Zelle Payments, Pay by Zelle, Send by Zelle, or your bank's equivalent. The exact wording and process may vary depending on your financial institution.
- 3) Set up a one-time payment for your Annual Dues using the Sandy Brae HOA Zelle Tag:

TAG: treasurer.sandybraehoa@gmail.com

Before submitting your payment, please make sure treasurer.sandybraehoa@gmail.com is displayed as the recipient and include your Sandy Brae Property Address in the memo/message section so we can properly credit your account.

If you have any questions about paying your dues electronically, please contact our Treasurer, Ken Crump, at treasurer.

If We Could Turn Back Time



Since Congress hasn't passed the Sunshine Protection Act and Cher is still an icon, we'll still be Turning Back Time this year on **Sunday, November 1, 2026** at 2:00 a.m. That's when our clocks "fall back" one hour to 1:00 a.m.



SAFETY ISN'T OPTIONAL—IT'S ESSENTIAL!

With shorter days and earlier sunsets, staying visible and alert becomes even more important on our community roads.

Sandy Brae is full of life—walkers, runners, bikers, children, pets, and neighbors out enjoying the community. ***We ALL need to look out for one another.***

PEDESTRIAN SAFETY TIPS

- **Be Visible:** Wear bright or reflective clothing after dark—pets too!
- **Be Alert:** Put down the phone and stay aware of vehicles and driveways.
- **Be Cautious:** Never assume a driver sees you; when there's no sidewalk, walk facing traffic.

DRIVER SAFETY REMINDERS

- **SLOW DOWN:** Sandy Brae's speed limit is 25 MPH.
- **Stay alert:** Watch for pedestrians, bikers, children, and pets—especially after dark.
- **Put the phone down:** A few seconds of distraction can make all the difference.
- **STOP means STOP:** Not pause, roll, or ignore. And our signs are flashing now—**no excuses!**
- **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 road, bicycle, and bus-stop safety with them.

PORCH LIGHT TONIGHT = SAFE AND BRIGHT

With darkness arriving earlier, here's one of the easiest things we can all do: Flip on that porch light!

Keeping your porch light on isn't just welcoming, it can also help make your property and our community safer.

Deters Crime: A well-lit property may be less appealing to someone looking for an easy opportunity.

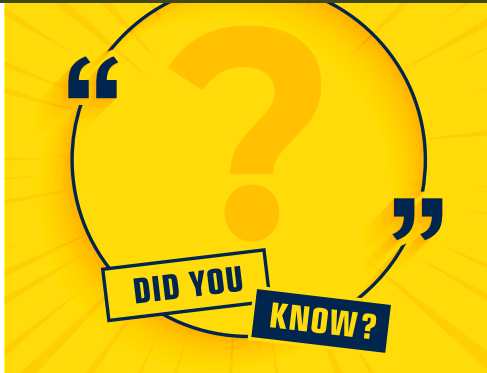
Prevents Accidents: Neighbors, delivery drivers, and visitors can more easily see steps, walkways, and driveways.

Brightens Our Community: More porch lights mean better visibility for walkers, children, pets, and drivers throughout Sandy Brae.

Helps in an Emergency: A well-lit home can make your address easier for first responders to locate after dark.

So when we turn back time, let's also remember to turn on the lights. *One little switch can make a big difference.*





Was I Suppose To Know That?

Owning a home comes with a never-ending list of things to maintain, check, repair, and occasionally wonder, “Was I supposed to know that?”

Below are a couple of helpful reminders and resources that you may not know about. From keeping your drinking water safe to knowing what’s below before you dig, a little information can go a long way toward protecting your home, your family, and our Sandy Brae community.

Get Your Water Tested

We have private wells here in Sandy Brae, and it’s a good idea to have your drinking water tested periodically.

Sussex County residents can obtain free drinking water test kits through the Delaware Division of Public Health (DPH). Kits can be picked up and dropped off locally at:

Sussex County Environmental Health Field Services Thurman Adams State Service Center
544 S. Bedford Street Georgetown, DE 19947

Testing is available for bacteria, nitrates, and standard chemical parameters. A simple test can provide peace of mind and help ensure your household’s drinking water remains safe.

Planning to Dig? Call 811 First!

Before starting any outdoor project that involves digging, call 811 to have underground utility lines marked at no cost.

Whether you’re planting a tree, installing a mailbox, putting up a fence, or tackling another outdoor project, knowing what’s below the surface can help prevent injuries, service interruptions, and costly repairs.

Calling 811 connects you with the local notification center, which coordinates with utility companies to mark underground lines near your project.

Once the utilities respond and mark the lines, you can get to work—just remember to dig carefully around marked areas.

One quick call before you dig can help keep you, your neighbors, and our community safe.



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**



The off-season around Sandy Brae is a great time to take advantage of specials at some of our favorite local restaurants and businesses. But supporting local can mean more than where we eat and shop.

It's also a great time to remember the local organizations and volunteers who serve our community and help keep us safe year-round.

One of those is our Lewes Fire Department. If you'd like to show your support, donations are just a click away, or you can mail a check.

Lewes Fire Department

Donations <https://lewesfire.com/donations/>
 Mail a check to: Lewes Fire Department 347 Savannah
 Road PO Box 225 Lewes, DE 19958

And speaking of the Lewes Fire Department...

Be on the lookout for information about Santa's annual visit to Sandy Brae, compliments of the Lewes Fire Department! We'll share the details as soon as this year's schedule becomes available.

Farmer's Markets

- Historic Lewes Farmers Market — Saturdays, 8 AM–Noon at George H.P. Smith Park through September 26. Then it moves to Lewes Elementary School for the fall market, Saturdays, 9 AM–Noon, October 3–December 5.
- Rehoboth Beach Farmers' Market — Tuesdays, 10 AM–2 PM, rain or shine, at Grove Park. The regular season runs May through October, and they're also teasing a Holiday Market this fall.
- Nassau Valley Vineyards Farmers' Market — Sundays, Noon–3 PM, with 20+ vendors, local produce, honey, jams, arts and crafts, food and live music. Their site says it continues through mid-October.

Good Eats

The sites to watch for some of the best deals in our area are Visit Rehoboth's Winter 2026–2027 Restaurant Specials and <https://localcuisinede.com/>.