



To: Middlesex Beach Association Property Owners

RE: Saturday, May 6, 2017 Community Meeting

Meeting will be called to order at 10:00 a.m. at St. Martha's Episcopal Church in Bethany Beach.

Please plan on attending this Spring meeting for a chance to reconnect with your neighbors, vote on the 2017/2018 assessment, as well as to discover what your Board has been working on during this past off season. We will be meeting at St. Martha's Church in Bethany Beach. I am hopeful that the weekend of the meeting will be the start to a great summer for all.

I am stumped to find one word that describes the off season. We had several nor'easters but we avoided any major damage and the beach and dunes held up remarkably well. We had one major snowstorm (14-18 inches) which was significantly more than what the Washington, D.C. metro area had for the season. Overall the community was relatively untouched by the ravages of this winter.

I wish to highlight the following items individually:

Dunes:

Our dunes avoided any major damage this winter and we have added additional fencing to catch more sand and widen the dunes. We have also planted dune grass to better catch and retain the sand that blows our way.

Website:

We have converted our Middlesex Beach website to a new, mobile-friendly website. This was a joint effort among Val Peizer, Jennifer Kazemzadeh and Jay Sella. They have spent multiple hours on the design and content of this website. Please note that they are continually adding new information to it. We appreciate any and all comments that you have and we encourage you to visit the site on a regular basis as it will be used for important community announcements and upcoming events. In addition, if you have rental property, please check to ensure that yours is listed and that all of your information is up to date.

Pine Park:

The road was vacated by Court order, however this past winter, the traffic committee for South Bethany discussed the possible reopening of this vacated road. The Board has devoted time to this issue and two Board members have met with the Mayor and Police Chief for South Bethany, as well as their traffic committee chair.

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We believe that we have clear title to this part of the community and we plan to oppose all attempts to convert this part of our property back into a road.

Dune Road / Paving:

For the past several years, the Board has discussed internally and at the Community meetings the need to resurface and widen Dune Road. We have received a bid from Matt's paving and will be proceeding with the repaving of Dune Road after September. The homeowners along Dune will benefit as the road will be widened by 12 inches to allow for easier passage of EMT vehicles, delivery trucks, garbage trucks and other vehicles.

Only community property will be paved but there are several driveways that have encroached onto community property and may be impacted by this paving project.

Emergency Contact Information:

Please provide Right Property Management with an emergency contact phone number for your property. Although we had a relatively calm winter, there was one occasion of an incident where we were unable to contact the property owner. Fortunately, the damage was minimal. This information, once shared with Right Property Management will not be publicly posted or published. Please note that this is different from the directory on the MBA website.

MBA 2017 Happy Hours:

Mary Byrd has continued this tradition throughout the winter. Upcoming Happy Hours are posted on the website and they are an excellent way for you to meet your neighbors. If you have not attended one, I encourage you to do so this summer.

Yard Waste:

Yard Waste collections started on March 14th. Brush and yard waste must be placed in separate trash cans, or separate PAPER bags, or bundled for easy pickup. If bundled, brush should be cut into approximately 4' lengths; bundles should be no larger than about 2 ft in diameter. Individual logs of up to 4" in diameter may be bundled with other debris. You must use cotton string or other biodegradable material to tie the bundles; no plastic or wire ties are allowed. Under no circumstances may plastic bags be used to hold brush or lawn debris. Bundles tied with synthetic string will not be picked up and the property owners will be charged a separate fee to remove these items.

Please note that the Middlesex Beach policy is that if a pile of brush is left on Middlesex Beach property and it does not comply with the above requirements, it will

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be removed and the property owner will be charged a removal fee. This policy has been listed in the meeting materials for every spring meeting for the past several years.

We will have a bulk brush pickup on May 15th. Any loose brush should be placed near the street for the chipper truck by Monday, May 15th. Please do not place your brush on Middlesex Beach property. MBA chipping will NOT include tree stumps, large trees, or any branches larger than 4 inches in diameter. Simply place your material in easy to manage piles by the street, on your own property, and back from the paved roadway. If you miss the announced brush pickup, all brush must be prepared as noted above for removal during the weekly brush pickups

Any loose brush material placed at the roadside after the spring brush pickup will be removed at cost to the property owner.

Household Brush Pickup:

A dumpster will be delivered on May 8th and it will be picked up on May 15th. The dumpster will be located on East Addy. Please do not put yard debris, chemicals or fuels in this dumpster.

Yard Waste:

The Board authorized the completion of a Reserve Study. Jim Dempsey has worked with Whayland Consulting Group to determine if our capital improvement reserves were adequate. Our primary concerns were the roads and the beach. The Roads remain in overall good shape but they will all need to repaved over the next 5-10 years. Last year we repaved and widened Bridge Road on the beach side. This year we will focus on Dune Road. We have not identified the next street for repaving, after Dune. The cost of repaving is a significant expense to the community. The initial quote for paving Dune Road is \$66,000.

Budget:

Jim Dempsey and the Budget Committee have worked diligently this off season to keep our assessment increase as low as possible. However, the proposed assessment is an increase and can be broken down into three major categories. The first is that our labor costs continue to escalate from higher salaries and higher costs of insurance. The second is that we must increase our funding for capital improvements so that we can maintain our infrastructure (roads & ditches). Finally, our most precious resource is our beach and the Board feels that we need to build the reserves in case we incur significant beach erosion.

In reviewing the reserves, we have determined that we need to add funds to both the capital improvement reserves and the beach replenishment reserves. Of the assessment \$100 will be set aside for the beach replenishment reserve and \$100 will

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be set aside for the capital improvement reserve. The funds for the capital improvement reserve will be expended immediately on the Dune Road paving project and this project is expected to reduce the reserves. We have also worked on our ditches. Our ditch system needs to be upgraded to reduce the standing water thereby reducing the habitat for mosquitoes. It is important that property owners also are aware that any standing water can be a breeding ground for mosquitoes. We cannot eliminate all standing water but we can reduce it by eliminating containers that catch water and can be used for mosquito breeding (gutters, pots, garbage cans, etc.)

Fireworks:

In 2016, the Board was notified of a hazardous condition that occurred during the 2015 July 4th holiday weekend. There were one or more individuals that were setting off their own fireworks. Apparently a canister either tipped over or was defective, which caused fireworks to fire into the crowd gathered on the beach, rather than in the air. There were several near misses and apparently one child's clothing caught on fire. Our concern, as a Board, is for the safety of our entire community. Therefore our security patrol will once again be in force on the July 4th weekend. Individuals that are setting off fireworks will be directed to cease and desist and further use will result in a call to the police. I hope that you will join the Board in keeping the holiday as safe as possible for our residents, tenants and guests.

I note that all fireworks are illegal in Delaware.

Beach Privacy:

Based upon the success of the policies that were implemented last year, we will continue them for this season. Last summer we added to our security patrol and stationed a guard at the north end of our beach. This was effective in preventing residents and guests of Sea Colony from spilling over onto our beach. This freed up another guard to patrol from Bridge Road to the south end. In addition, beach passes will continue to limit the number of guests that can use the pass. Any large group will need to request a permit.

Beach:

David Taylor has, once again, improved the resources available to our beach patrol. We continue to have one of the best beach patrols on the eastern shore. This is the result of the time that David volunteers to the community and the dedicated team that he has assembled.

Commercial:

Judy Bennett has continued to work with the commercial property owners on

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maintaining and improving their appearance. She continues to act as a liaison between the Board and these property owners.

Building:

The Building Committee had a very active offseason with multiple property owners improving their properties. This busy off season has been a good test of the rules that became effective in September.

We have now operated for the past six months under the new covenants and construction rules. The process, covenants and construction rules appear to have worked very well in allowing property owners to improve their properties while balancing the rights of the neighbors.

These rules apply to new construction, remodeling, renovation or major repairs. A building permit is required and only emergency work is permitted from July 1st until the Tuesday after Labor Day. Every property owner needs to refer to the website for all applicable rules and required permits before initiating any project.

Closing:

I wish to thank the Board and the various Committee members on behalf of myself and the Community for their time, dedication, and efforts. I want to personally thank Sharon Adams and Ellen Throop for the help, guidance and insight that they have provided to me and to thank Val, Jennifer, and Jay for the time and effort that they spent on the website.

In Memoriam:

This was a tough year for the community as we lost many long-term members that had donated time and energy throughout the years to make MBA a better place to live and vacation. Some of the members lost include Joe & Peggy Wolf, Dan Lyons, Leon Billings, Walt Wiesch, Laretta Alberti, and Bruce Schoonover. Their spirit lives on in the community that they worked hard to create and maintain.