



MIDDLESEX BEACH ASSOCIATION, INC.
PO Box 584, Bethany Beach, DE 19930
Community Facilities Committee
2025-26 Offseason Report
August 2025

Internal Drainage - Evergreen Rd

Evergreen Road is not directly connected to the remainder of our drainage system. Many of the culverts along this stretch are made of steel and have rusted beyond their useful life. The existing swale is quite deep and wide and major changes to its profile are unlikely. But in order to clean it out and allow us to keep it clear, a significant amount of vegetation will need to be removed. In addition to the rusting culverts, many of the driveways have retaining walls (built at least 30 years ago) or piles of rip-rap (large stones) holding the driveways in place. No decisions have been reached as to exactly how these will be treated. However, the collapsing culverts must be replaced; there are already a few driveways that have sinkholes because of those.

Note that along most of Evergreen Road, the first 25' north of the asphalt are MBA property, and MBA also has an easement to go 5' onto individual lots to do this work. We hope to get this work done as early in the fall as possible to give homeowners a chance to consider new landscaping on their properties. [The information being assembled for this project is available on our website at this link.](#) In addition, if you see me out in the ditch with a laser level (or puzzled look on my face), I'll be happy to chat with you about the work and how your property might be affected. You may also email communityfacilities@middlesexbeach.org.

External Drainage

The phenomenal amount of rain this summer has filled our roadside swales on many occasions. A few blockages have been cleared, and the swales along Kent Ave west of us are flowing about as well as possible, given the current design. While we have seen a plan to improve the storm water flow, it is an expensive project and not likely to be done all in one phase. We are seeking clarity from DNREC and DelDOT on the possible timing before doing significant work on the northern part of the pine side.

Roads

Our roads are seal-coated every few years as a preventative measure. Including the commercial blocks, Addy and Errett were last done in October 2019; Short and Bayberry in November 2021; Bridge and the entire Oceanside in May 2023.

East Evergreen is the last remaining tar and chip surface from the 1990's, and should be properly paved with asphalt. Portions of the base require some repairs, and the west end near the highway fence will be squared off.

We also looked at the locations, size and spacing of the existing pine side speed humps, and are considering equalizing their distribution on the different streets. [Click HERE for a chart.](#)

Many pine side roads have portions that exhibit extreme alligatoring (breaking up of the roadbed). These are mostly at the western ends of various roads where the elevation is lower and the road base more likely to be saturated. We plan to address the worst stretches:

- a) west end of Short (from the last speed hump to the end)
- b) about 500' of Errett (roughly west of #4 driveway to speed hump by #10). The western edge of this fix might be a good place for another speed hump if we are trying to be reasonably consistent in number/size/spacing throughout the pine side.
- c) about 325' of Bridge (roughly #10 to #14; again both ends of this fix seem like reasonable places for a speed hump)
- d) there are many spots along the western half of Addy that need work, and we feel it would be best to pave the entirety of the western half (about 920'), which would include the necessary repairs to the road. There might be one new speed hump installed.

Beach Plum Road – Fencing & Landscaping

In June, the Board agreed to replace some of the decaying fencing along the east side of Beach Plum Road; this work will likely take place in late September. There have been discussions of possibly also continuing the fencing along the west side of the road and tweaking the adjacent landscaping.

Some community members have expressed interest in purchasing memorial benches and we are hoping to add spots where these can be installed and appreciated by the Membership at large-if nothing else a place to sit down and take that pebble out of your shoe on your walk to or from the beach. We are developing a long-range plan

Coastal Highway Fenceline & Median - Landscaping

Many people get an impression of our community by driving along Coastal Highway. When we replaced the fencing in the past 2 years, we'd considered freshening up the landscaping at least in the areas adjacent the highway gates. This spring, our landscapers did add "seasonal color" (flowers) in these areas.

East Short Fenceline - Landscaping

Last September, we were approached by the Bethany Beach Fire Company who indicated that their equipment had difficulties negotiating the corner of Dune and E. Short without hitting trees; the Republic Trash/Recycling trucks have similar issues. We cut back/down several bushes, and it now looks abysmal. This is a spot deserving of at least some additional plantings (no taller than the existing fence).

CFC SUMMARY

Given the many different projects listed above, the new Board will have its hands full deciding which ones should be funded in the coming offseason, and what impact these might have on our Capital Fund.