

Overbrook Shores Homeowners Association

Neighborhood News • January 2025

The quarterly **OSHA General Meeting** will be held on **Saturday, January 25, 2025**, from **10:30 am** to 12:00 pm at Milton Public Library. Please come!



We do **NOT** have a snow date scheduled. **If the library is not open, the meeting is cancelled.** We will meet as usual in April.

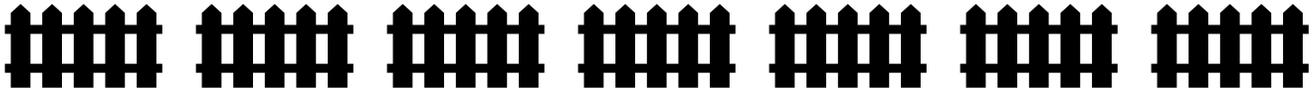
Elections are coming! In April, we will elect a Vice President, a Treasurer, and 3 At-Large Directors. If you'd like to become involved, please contact any current Board member for additional information.

NOTE: it's crucial for community members to step up. Many of the current Board members and long-time residents have served – often for years. If we cannot fill all the positions, *we will need to seriously consider professional management* – which is likely to cost community members at least an additional (on top of current dues) \$150 per household per year. Please volunteer!

Dues will be raised to \$100 for the fiscal year that starts July 1, 2025. We know everyone hates cost increases of any kind...however, it's been 10 years since OSHA has raised household dues. Everything – and we mean *everything* – has become more expensive. Excellent management by current Treasurer Wendy Kayal and past Treasurer Jerry Klavans, plus some good luck with the winter weather (no snow plowing costs), have saved us for several years. But it's time. We'll discuss this in more detail at the January meeting. You don't need to “do” anything...the next dues invoice – mailed July 1 – will have the new amount. We appreciate your understanding and cooperation.



Snow sticks! We've already had one major snow this season where plowing was needed...and we may not be done. Plows need to know where the roads are and where other obstacles might be. If you have anything that needs to be avoided, it's **your responsibility** to *mark it with snow sticks for visibility!*



Fence violations. As a follow up to our October 2024 newsletter, some residents have received violation letters about fences that were taller than the 48” specified in our Covenants. We appreciate those who have already complied or committed to reducing the height to 48 inches.

We’re also asking that any structural fences around front yards be removed – they also violate the Reservation and Restrictive Covenants. The only exception to the enforcement of fence violations are for those who have an approved and documented HOA permit.

In addition to enforcing fence violations, the OSHA Board is committed to upholding all other standards in our governing documents including, but not limited to, enforcing property upkeep, illegal businesses and home additions. At times we are asked to make exceptions to our enforcement, but doing so could invite legal challenges. Our intent is to be consistent across the board.

If there is dissatisfaction with the current Covenants, we invite a community member to volunteer to be a committee chairperson, form a team, and rewrite (all or part of) the Covenants. Once a re-write is finalized, it would then need 2/3 (two-thirds) of the community to approve it. The board will support this effort and assist as necessary.

Until then, please be aware that it is the Homeowner’s responsibility to know the rules in the Covenants, Bylaws, Standards and Guidelines, and to get appropriate permits from the Architectural Review Committee and Sussex County.

Gentle Reminders

Dead tree damage. Recently had a dead tree fall on a neighbor’s home which caused extensive damage to their home and vehicles. Dead trees and limbs on your property should be removed; a small mess and expense sooner could prevent a disaster later.

Trespassing. We have recently received complaints about children trespassing through neighbor’s yards at night. This is not only in violation of state law but could present a dangerous situation for the child.

Thanks to all who participated in the first year of our decorating contests!



Halloween decorating contest: Congratulations!

1st Place: KENDRA and KEN ROBINSON – Apples Way “Spiders Everywhere!”

2nd Place: ALYGIA LOPEZ – Green Valley Run “Graveyard scene”



Winter holiday decorating contest: Congratulations!

1st Place: DIANE ZAGAJESKI / DEBORAH FOLEY - Holly Run “Beach and more”

2nd Place: KEITH and DAWN ROBINSON – W Randor “Making spirits bright”



Holiday decorations! Thanks to Lucy and Al Wilcox for putting up (and taking down) wreaths at our entrances and decorations at the gazebo.

Santa came...and went. The Lewes Fire Department sent Santa out on a fire truck to our neighborhood gazebo on Saturday, December 7. Unfortunately only 4 kids showed up – and two of them weren’t even from our neighborhood (though they were very welcome!), It was a very poor showing, frankly. We posted info about this on signs at our entrances as soon as we got the timing. Maybe Saturday mornings just aren’t good times for our kids/residents. We will provide feedback to the Lewes Fire Department about this...but we are also thinking that if they handle the Santa fire truck the same way next year, we will tell them they can skip Overbrook Shores.

Your Board of Directors...

... has been busy. In the last few months, OSHA directors have worked on these issues:

- Coordinating for Snow Removal
- Enforcing Violations
- Handling homeowners concerns
- Decorating the community for the Holidays; judging home decoration contests; arranging for the Santa visit with Lewes Fire Department

