

Overbrook Shores Homeowners Association

Neighborhood News • April 2025

The quarterly **OSHA General Meeting** will be held on **Saturday, April 26, 2025**, from **10:30 am** to 12:00 pm at Milton Public Library. Please come!

Elections! Come early (starting at 10:15 am) to sign in: only Homeowners in good standing (dues are paid) can vote for OSHA Board members.

We will elect a Vice President, a Treasurer, and 3 At-Large Directors. If you are running, hopefully you have already let a Board member know so your name can be put on the Ballot. Please come prepared to give a very short speech about yourself and how you want to contribute to our HOA.

You can run for a Board position by volunteering at the General Meeting – no advance notice required. However, your name will not appear on the proxy ballot that will be available on our website.

The Board meets monthly on Zoom and communicates regularly (sometimes daily!) by email. We take the lead on community improvements, respond to residents' problems, manage the maintenance of our common areas, propose the budget, negotiate contracts, write newsletters, pay the bills, send notices, update our website, tackle odd jobs, settle disputes, enforce our Covenants, and keep our legal records. If you are interested or have special skills related to these tasks, please consider running for a Board position – or volunteering for one of our committees.

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) \$250 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 has been 10 years since OSHA has raised household dues. Everything – and we mean everything – has become more expensive. 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.

Yard Sale and Community Clean-up is set for *Saturday, May 17*. The yard sale will run from 8:00 am to 1:00 pm.

The dumpsters will be open for your discards at the intersection of South and East Mill, from **10:00 am to 1:00 pm**, with helpers for those bulky items. Take advantage of this chance to clear out your garage. No leaves or grass cuttings, but plenty of room for your discards. Go big on recycling!

Delaware Electric Cooperative (DEC) has announced it will be clearing access zones around its junction boxes on our lawns. If this happens to you, you can plant grass or a low-growing ground cover to hide the bare earth. If you try to block access again with new high-rise plantings, DEC will come out again: *they will charge you for the second visit*, on your electric bill. Please be good customers and heed this requirement from DEC.

DelDot has announced that Cave Neck Road will be closed for approximately 12 weeks this spring/summer between Hudson Road and Diamond Farm/Round Pole Bridge Road for construction on the Beaverdam Creek Bridge. A detour will be available. Keep an eye out for details about the detour.

Newsletters by Email: If you would like future newsletters emailed, please reach out to Beth Marren at bmarren107@gmail.com and let her know your preference.

Starry, Starry Skies

There is an idea new to Sussex County called the *Dark Skies Initiative*. With all the new development – and accompanying lighting – it's getting harder to see stars and other features of the evening sky. If we all can cap all our lights -- private and public -- so they only shine down, we will be able to see the stars again.

Be Safe!

Now that it's pleasant to walk at dusk, please remember

- walk facing traffic
- wear light-colored clothes
- carry a flashlight so oncoming cars can SEE you.

Help, Help!

Your Board of Directors has two goals for the upcoming year: to maintain home values in our community, and to increase resident participation in the many small jobs it takes to do this.

To accomplish these goals, we need residents to step up and help with the many small jobs. You don't have to be on the board to help with the job of maintaining our community.

General Jobs

- Build a stronger outreach and social presence
- Publish and distribute quarterly newsletter
- Maintain boat launch bulletin board
- Enhance landscaping for a positive impact to the community
- Plant perennials at entrances/boat launch
- Ask how to help in operating OSHA's many small tasks
 - *Please email Claire Brown at overbrookhouse@gmail.com or call 302-645-2462 to sign up.*

Annual OSHA Community Picnic

- Volunteer as Chair; consult with previous chair for information
- Review past events. Examine what works and doesn't work
- Choose a theme, date, time, location, and set work timeline
- Reserve Fun Size band
- Plan budget within allocated funds
- Keep detailed accounts of where the funds are spent
- Tap community resources, and ask for discounted rates
- Promote in advance; create and distribute promotional material
- Recruit additional volunteers for prep, setup, cleanup
- Greet attendees and monitor the event
- Evaluate the picnic, and give appreciation to volunteers & vendors

Annual Yard Sale and Community Cleanup

- Volunteer as Chair; consult with previous chair for information
- Find and reserve dumpster(s)
- Find and reserve dumpster helpers
- Monitor proceedings and resolve any difficulties
- Evaluate the event, and give appreciation to volunteers & vendors

Serve on committees

- Architectural Review Committee
- Conflict Resolution Committee
- Fence Committee
- Flood/Drainage Committee