

## OSHA July 2025 newsletter

The next meeting of the Overbrook Shores Homeowners Association will be July 26 at the Milton Library. Plan to attend and meet the new board members elected in May: Kim Applegate, Treasurer; Linda Tobin and Patty White, At Large members. Nanette Bassette was reelected Vice President; Claire Brown was reelected At Large. David Quillen, David Thompson, and Lisa Wiedenbush continue their terms until June 2026.

We are still looking for a volunteer to take on the duties of Secretary so our legal responsibility to file these records will not be met. Can someone volunteer?

We are starting our new fiscal year as of July 1. Our new Treasurer Kim Applegate will be sending out invoices for OSHA assessments, in the new amount of \$100. Unpaid assessments collect interest of 1.5 percent per month after 30 days, so it is good fiscal practice to pay promptly.

### Looking Good!

Thanks to Lucy Wilcox and her team of volunteers (need names?), we now have Angel Wing Begonias, a hardy perennial at our entrances and around the flagpole at the boat ramp. The red-leaf begonias put on a show well into the fall, and should welcome the spring with a fresh show of flowers. Thanks to Lucy for saving us \$\$\$ on our maintenance costs!

### Covenant Enforcement Changes

After being threatened with legal action over attempts to enforce our Covenants, the Board consulted an attorney. After examining our Covenants and Bylaws, he informed us that regardless of past board actions, we are still legally responsible for upholding our Covenants. He also informed us that a \$50 monthly fine for noncompliance was more appropriate back when we were first incorporated.

Upon receiving a complaint, the HOA will investigate the incident being reported. If it is found to be in violation of the governing documents, (HOA covenants/restrictions, bylaws or rules, regulations & resolutions) a letter will be sent to the property owner(s) listing the violation found and a timeframe to correct it. Should the violation persist after the time period given to correct it, a second letter will be sent. Failure to correct the violation after the second notice may then subject the homeowner to a fine, accompanied by a third letter.

- The cost of the first fine is fifty dollars (\$50.00) for each violation.
- The cost of the second fine for each violation increases to one hundred dollars (\$100.00) if the violation has not been resolved.
- The cost of the fine increases to one hundred fifty dollars (\$150.00) for

each month therefore until the violation is corrected.

Any monetary fine(s) assessed will be treated the same as an assessment under Article X of our Bylaws and may be foreclosed in the same manner as assessments.

### **Traffic Jam**

Some people have contacted the Board about not being able to see around the stop signs at Randor and West Mill in the morning due to the cars and kids waiting at the school bus stop. We have sent a letter to the Cape Superintendent asking to change the location of the stop before the next school year begins. If this doesn't work, DELDOT would need to be alerted as our community has state owned roads and cannot erect signage without permission.

### **Things to Think About**

- Remember our Halloween Decoration Contest? Now's the time to start thinking about how to decorate your yard for our celebration of all things spooky. Judges will be out October 30 with prizes!
- Please check those branches and bushes at the roadside edges of your lawn. According to DELDOT, plants within two feet of the tarmac need to be no higher than 24 inches, and branches cannot overhang the road unless they are 12 feet high. On a more human scale, drivers and walkers need to be able to see around street corners as well as to drive/walk at the edge of the tarmac without bumping into greenery. Do you need to get out the trimmers?
- Walking our roads at night calls for light-colored clothing and a flashlight aimed at the ground. Make sure oncoming cars can see you, please!
- This is a great neighborhood for walking your dogs, but remember to pick up the presents they leave on other peoples' lawns.

### **IMPORTANT PHONE NUMBERS**

DAVID QUILLEN: davidquillen67@yahoo.com; 1-443-235-4460

STORM WATER DRAINAGE ASSISTANCE HOT LINE: 1-800-464- HELP(4357)

STATE POLICE NON-EMERGENCY PHONE: 302-855-2980

DEL DOT FOR ROAD CONCERNS: 302-684-2760

CONSTABLE: 302-855-7819

DELAWARE ANIMAL CONTROL: 302-255-4646