

# THE COVE BEACON

APRIL - JUNE 2021



## MARINER'S COVE HOA BOARD OF DIRECTORS \*

\* President - Mike Lhotsky  
302-945-2621  
[mikecrabbie@aol.com](mailto:mikecrabbie@aol.com)

\* Vice-President – Lanie Wood  
302-265-6186  
[Lanie35558@hotmail.com](mailto:Lanie35558@hotmail.com)

\*Secretary – Maggie Manglass  
845-430-8404  
[Mmanglass66@gmail.com](mailto:Mmanglass66@gmail.com)

\*Treasurer - Alice Cachola  
C-302-858-3015  
[Alice.Cachola@yahoo.com](mailto:Alice.Cachola@yahoo.com)

\*Activities – Barbara Vallieu  
C-856-430-6119  
[bvallieu@gmail.com](mailto:bvallieu@gmail.com)  
&  
\*Maria Guidone  
C-610-304-9916  
[Marajguidone@gmail.com](mailto:Marajguidone@gmail.com)

\*Membership - Alan Wentworth  
H-302-947-0978  
[adwentworth@msn.com](mailto:adwentworth@msn.com)

\*Neighborhood Watch – Mara Jones-Shiflet  
C-302-569-7172  
[Madoug2004@yahoo.com](mailto:Madoug2004@yahoo.com)

\*Member At Large – Donna Borden  
302-598-9520  
[dborden1961@gmail.com](mailto:dborden1961@gmail.com)

Cove Beacon Editor – Barbara Vallieu  
C-856-430-6119  
[bvallieu@gmail.com](mailto:bvallieu@gmail.com)

Boat Yard - Ed Ollis  
H-302-947-9639  
C- 484-433-4078  
[eollis@msn.com](mailto:eollis@msn.com)

## **EDITOR – BARBARA VALLIEU**

This publication is for all of the Mariner's Cove residents and we appreciate your input. If there is anything you would like to see in the Beacon, please email me at [bvallieu@gmail.com](mailto:bvallieu@gmail.com).

Spring is here and summer is on the way! After over a year in isolation because of Covid-19, we are all anxious to get outside and get back to normal. We still have to be careful and continue to follow safety procedures. However, we are making progress on the number of people getting vaccinated and hopefully we will get back to normal soon.

A lot of things are going on in Mariner's Cove. Quite a few houses are having their bulkheads and docks repaired. In addition, our president and vice president are having monthly meetings with management. Management has been notifying residents about violations of their leases. Many residents have been notified of their issues and there have been a lot of items resolved. We need to keep our community in good shape so we are all proud to call Mariners Cove Home.

## **PRESIDENT- MIKE LHOTSKY**

I would like to start by wishing everyone a happy and healthy Easter and Spring season. With the changing of the seasons, riding around the community I see a lot of you out working on your homes, sprucing up the outsides, getting close to nature. This is the time of year to get rid of the mold growing on the sides of the house, clean the decks and patios, washing windows and getting ready for the summer of Boating, Fishing and hanging out at the beaches and sandbars. This is the rewards for the hard work everyone puts in all year. I encourage you to have fun but also ask that you help us keep the community a wonderful place to live by paying attention to the rules and regulations management has laid out to us all. We as your board have been working extra hard to make this a beautiful place to live and we thank you for all your support.

Work is continuing on the bulkheads and hopefully will continue thru the summer. Contractors have started on 11 of the 17 bulkheads that they have permitted and I believe, they ELS management, have several more in the works, however it is going to take months to get the permits to do the work and I have not been given the official word on when these permits will take effect. Because of this we are continuing to pursue our plans of putting Mariners Cove into Receivership. For this to happen we would have to go to trial and that date has not been set yet. When it does, we will need your help in presenting our case to the courts, calling on residents to testify what has been going on for the last 8 years or the lack of attention to maintaining the community to the standards it has set. When the time comes, I hope I can rely in you to lend a helping hand to make things better for us all. Remember there are POWER IN NUMBERS and if we stick together, we can beat this monster before us.

Thinking ahead we have begun to plan some activities trying to get back to normal. April 17th we are planning to have our Membership Drive which will take place in front of the clubhouse from 11:00am until 2:00pm. You can sign up and pay dues and boat, trailer storage fees while picking up a drink and snack at the same time. Sorry no Hot Dogs because of COVID restrictions, but we look forward to seeing you then even if you have already paid your fees. May 15th and 16th, we will again have the Dumpsters available to assist with the spring cleanup. May 15th will also be the date for our Yard Sale and Craft Sale, which we will hold in front of the clubhouse and in the pavilion or at your home if you choose. Also, we are thinking about a Corn Hole Tournament for some time in June and looking forward to a Golf Cart Parade, House decorating, Poker Runs and other activities all of which we will follow COVID guidelines in order to pull them off.

In conclusion I would like to say that now more than ever we need your support to accomplish the task we have started to make this a better place for all of us to enjoy for the rest of our years. So please join the HOA if you haven't already, look us up on April 17th and give us the power we need to Make MARINERS COVE the best community in the beach area. Thanks, and have a Happy and Healthy Spring.

## **VICE PRESIDENT – LANIE WOOD**

I am including the following information for our residents to use to complain and get information regarding issues with your property and/or bulkheads. These are all web sites that you need to access to get the information and complete forms as needed on line.

DELAWARE LANDLORD-TENANT CODE: [legis.delaware.gov/docs/default-source/publications/landlordtenantcode2019.pdf](http://legis.delaware.gov/docs/default-source/publications/landlordtenantcode2019.pdf)

Scroll down to pages 59 and 60. You will find 7008 (13) on page 60. This is the landlord's responsibility to renters.

- (a) deals with standing water on properties.
- (b) deals with the safety and health of renters and guests.
- (l) deals with maintaining roads.

COMPLAINT FORM FOR ATTORNEY GENERAL: [attorneygeneral.gov/fraud/cpu/manuhousing](http://attorneygeneral.gov/fraud/cpu/manuhousing)

Scroll down to Manufactured Housing Complaints.

At bottom of page under the address, click on Manufactured Housing Complaint Form (Bilingual)  
Follow instructions. Need Adobe Acrobat Reader.

### **MHC CONTACT INFORMATION**

Chicago: Marguerite M. Nader  
President  
ELS Properties  
Two North Riverside Plaza, Suite 800  
Chicago, IL 60606

Greg Kane  
Vice President  
(Same company and address)

MHC: [matthew.pagano@equitylifestyle.com](mailto:matthew.pagano@equitylifestyle.com) (our community manager)

[taunya\\_bailey@equitylifestyle.com](mailto:taunya_bailey@equitylifestyle.com) (our regional manager)  
[james\\_burpo@equitylifetyle.com](mailto:james_burpo@equitylifetyle.com) (Taunya's boss)

## **SECRETARY – MAGGIE MANGLASS**

Hello and Happy Spring!

With spring in full swing and residents enjoying the outdoors, it has been brought to my attention by several residents that there are some dog owners that are not picking up after their pets leaving waste in yards. Please try not to allow your pets to use your neighbor's lawns. If unavoidable please remove it. Thank you.

## **TREASURER – ALICE CACHOLA**

I want to share with all of you something I discovered a few months ago. It's a free app that you can download to your phone which will help you identify the stars up in the evening sky. It's called SkyView and all you do is hold up your phone to the evening sky and the constellation appears with its name.

As a young girl, my grandmother taught me to tell time by looking at the position of the sun during the day. I am always 10 to 15 minutes within range and so began my love for the planets and the vast universe.

As a sky watcher, I am passing my favorite pass time to my grandchildren as I did with my own children and now on to you!

Enjoy the app, stay safe, wear the mask and vaccinate!!

## ACTIVITIES – MARIA GUIDONE

Hello everyone. Finally, here's to a bright and dry Spring! It's looking like we are getting light at the end of the tunnel with this horrible Pandemic. We are hoping to get back together and start scheduling previous/new activities for 2021. We will keep you posted on any new developments. Stay safe and healthy.

## ACTIVITIES – BARBARA VALLIEU

**Most ACTIVITIES ARE ON HOLD UNTIL RESTRICTIONS ARE LIFTED!**

**MASKS ARE REQUIRED AND SAFE DISTANCING GUIDELINES MUST BE FOLLOWED FOR ALL ACTIVITIES!**

We are scheduling a few activities for April, May and June. Please keep an eye out for signs and bulletin board notices just in case there are any changes or updates. All activities will be held outdoors for safety and appropriate regulations.

**\*\*\*MCHOA MEMBERSHIP SIGNUP** – April 17<sup>th</sup> 11:00 am to 2:00 pm. Outside the clubhouse – free treats for those signing up to be an MCHOA member. Cost is \$20.00.

**\*\*\*YARD SALE** – May 15<sup>th</sup> from 8:00 am to 2:00 pm.

**\*\*\*CRAFT SALE** – May 15<sup>th</sup> from 8:00 am to 2:00 pm outside of clubhouse or inside depending on restrictions.

**\*\*\*DUMPSTERS** – May 15<sup>th</sup> from 8:00 am to 4:00 pm and May 16<sup>th</sup> from 10:00 am to 3:00 pm.

**\*\*\*CORN HOLE TOURNAMENT** – June – MORE INFO TO FOLLOW. CHECK EMAILS AND POSTING ON THE BULLETIN BOARD

## NEIGHBORHOOD WATCH – MARA JONES-SHIFLET

Please welcome Jerry Con and Sam Reeder to neighborhood watch! Thank you all for your help. If you are unable to do neighborhood watch on your scheduled week, please reach out to the other people on the list, and see if you can switch weeks. If you are unable to switch with anyone, PLEASE CONTACT ME.

If you have any questions or require additional information, please feel free to contact me at 302-569-7172 OR Email me at [Madoug2004@yahoo.com](mailto:Madoug2004@yahoo.com)

Mike Kulp	26362 Jennifer Lee	610-547-8016	<a href="mailto:jkmkina@yahoo.com">jkmkina@yahoo.com</a>
June Henkel	35558 Pine	302-228-9131	<a href="mailto:junehenkel@hotmail.com">junehenkel@hotmail.com</a>
Jim Pyle	26326 Jennifer Lee	610-804-5689	<a href="mailto:warrenlamon433@gmail.com">warrenlamon433@gmail.com</a>
Skip Lamon	26376 Jennifer Lee	856-986-2316	<a href="mailto:jimbailey3781@verizon.net">jimbailey3781@verizon.net</a>
Jim Bailey	25416 Pine	302-945-7629	<a href="mailto:geneandchris@yahoo.com">geneandchris@yahoo.com</a>
Gene Bradley	35645 Knoll	302-245-4321	<a href="mailto:ceveespc1@aol.com">ceveespc1@aol.com</a>
Carolyn Vogts	25552 Sussex	302-864-0563	<a href="mailto:Samdebreder@gmail.com">Samdebreder@gmail.com</a>
Sam Reeder	26307 Cove	410-490-1311	<a href="mailto:gcox09@comcast.net">gcox09@comcast.net</a>
Jerry Cox	35406 Pine	484-364-6362	

## BOAT YARD - ED OLLIS

One of the amenities afforded to Mariner's Cove Homeowners Association Members is onsite watercraft and trailer storage. Since our lease rules only allow for one watercraft to be stored on our property site, having an onsite boat yard available for storage of additional watercraft and/or trailers can alleviate the problem for those homeowners having more than one watercraft or trailer.

For our new HOA members, the boat storage lot is located at the foot of Knoll Way and is only available to actively paid HOA members on a first come first served basis. The fee for using the storage area for either a boat or trailer is \$35 **per** boat or trailer and covers **both** winter and summer storage. We collect this fee to pay the volunteers for the lot maintenance. **Storage reservations and fee payments will begin May 1st and must be paid by June 30<sup>th</sup>.** Storage payments received **after June 30<sup>th</sup>** will be **assessed a \$5.00 late fee**. Any member who is not a current paid HOA member will be denied lot storage until their HOA fees are current and the storage lot fees paid.

The following are the steps for securing boat storage:

Step 1: Be sure you are a currently paid HOA member for 2021/2022 season.

Step 2: Contact **Ed Ollis** for reservation:  
Home: (302) 947-9639  
Cell: (484) 433-4078

Step 3:  
• Pay Ed Ollis by **CHECK ONLY. Made payable to: MCHOA**  
• **Storage Fee Per Watercraft or Trailer: \$35 each**  
Payments accepted starting: **May 1**  
Final date for payments: **June 30**  
\$5.00 late fee applies: **after June 30**

### REMINDER

- **No watercraft or trailer is to be placed in the boat lot or on the adjacent road without first contacting Ed Ollis.**

### BOAT AND TRAILER IDENTIFICATION

- All boats and trailers in storage **must contain:**  
**Owner's name and address listed prominently on the watercraft/trailer.**

### IMPORTANT

- **Any watercraft and/or trailer found in the lot without owner information will be removed from the lot and placed on the street.**

Like me, I hope everyone is looking forward to the 2021 boating season. Please feel free to contact me regarding your watercraft storage needs.

## MEMBERSHIP – ALAN WENTWORTH

### 2021 MEMBERSHIP DRIVE

I would like to thank the 108 residents who have already renewed their membership and welcome our new members. The fee for membership is still only \$20.00 if paid by April 15th. A late fee of \$5.00 will apply if paid after April 15<sup>th</sup>. The late fee does not apply to new residents who join the Mariners Cove community during 2021. You may also pay online through our website [www.mchoa.webs.com](http://www.mchoa.webs.com). There is a \$1.00 service charge for online payment.

In addition to the social benefits of membership, your participation helps build the credible Home Owners Association needed to negotiate with ELS and Local Management on issues important to all Mariners Cove residents.

Also, part of your membership fee goes to support the statewide Delaware Manufactured Home Owners Association (DMHOA) which is very much involved with the DE Legislature and the Attorney General's Office to protect the rights and security of the residents of all Manufactured Home Communities. DMHOA is only as strong as the number of members it represents. Remember, votes get the attention of politicians and we vote!

Please send your membership fee along with your **name**, address, telephone number, **email address** and **lot number** and Mariner's Cove mailing address to:

Alan Wentworth/MCHOA

35474 Pine Drive

Millsboro, DE 19966

Membership payments will be acknowledged by email, or by snail mail if a self-addressed, stamped envelope is included with your application.

## Mariners Cove Home Owners Association

### 2021 Membership Application

We are now accepting applications for membership for 2021. Please mail your check payable to MCHOA and membership enrollment form to:

MCHOA  
Attn: Alan Wentworth  
35474 Pine Drive  
Millsboro, DE 19966

Membership is \$20.00 if paid by APRIL 15<sup>TH</sup> and \$25.00 if paid after APRIL 15<sup>TH</sup> (\$20 for new residents). You may also pay online through our website @ [www.mchoa.webs.com](http://www.mchoa.webs.com). There is a \$1.00 service charge for online payments. Payments will be acknowledged by email if an address is provided. To receive a paper receipt, please include a stamped, self-addressed envelope with your application.

Please give us your e-mail address to help us control the costs to keep you informed of activities and other happenings in the park. Remember to check the Bulletin Boards (located by the pool on Cove Drive and behind the mailboxes) and signs posted for upcoming events.

NAME \_\_\_\_\_ LOT NUMBER \_\_\_\_\_

MARINERS COVE ADDRESS \_\_\_\_\_

HOME ADDRESS IF NOT A FULL TIME RESIDENT  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PHONE NUMBER \_\_\_\_\_ CELL NUMBER \_\_\_\_\_

E-MAIL ADDRESS \_\_\_\_\_ # of children under 14 years \_\_\_\_\_

Beacon e-mailed \_\_\_\_\_ (also available at the mail box location.) The Beacon is published quarterly.

We also need volunteers to help us with the events, if interested please indicate: Yes \_\_\_\_\_ No \_\_\_\_\_

Your membership includes: DMHOA Membership; the quarterly Beacon newsletters; emergency Boat Towing (local); boat and trailer storage (winter free, summer +\$35); the 4<sup>th</sup> of July Poker Run; eligibility for prizes for the 4<sup>th</sup> of July Golf Cart parade and the 4th of July and Christmas Decorating prizes; free admission to the Annual Picnic and the Christmas/Pasta Dinner; and Craft Shows and other socials and special events that your HOA sponsors.

By checking on the line below, you give us your permission to share your information with Neighborhood Watch. If you do not check on the line, we will be unable to notify you if something goes wrong with your property.

\_\_\_\_\_ yes, I give my permission to share my information with Neighborhood Watch

Thank you, MCHOA Board of Directors

## RECIPES FOR THE APRIL – JUNE 2021 COVE BEACON

### Sheet Pan Sweet & Sour Chicken – From Alice Cachola

Ditch the high heat stir fry method and opt for this easy sheet pan dish! This perfectly flavored sweet and sour chicken is filled with yummy Asian flavors. This recipe takes an hour to make, serves 6, and pairs perfectly with the rice of your choice!

#### Ingredients

1 large onion  
2 green bell peppers  
1 red bell pepper  
20 oz can pineapple chunks  
2 boneless skinless chicken breasts (about 1.25 lb.)  
2 tablespoons cooking oil  
1/4 teaspoons garlic powder  
1/2 teaspoons ground ginger  
Salt and Pepper to taste  
1/4 cup ketchup  
1/4 cup brown sugar  
1/3 cup rice or apple cider vinegar  
1.5 tablespoons soy sauce  
1.5 tablespoons cornstarch  
3 green onions, sliced  
6 cups cooked rice

#### Directions

1. Preheat the oven to 400°F. Cut the onion, bell peppers, and chicken breasts into one-inch pieces. Drain the pineapple well, keeping the juice for the sauce. Place the onion, bell pepper, chicken, and pineapple chunks on a large sheet pan in a single layer. Use two sheets, if needed, to prevent the chicken and vegetables from piling on top of each other. They need a little room to brown correctly.
2. Drizzle the cooking oil over the ingredients on the sheet pan, followed by the garlic powder, ground ginger, and a pinch or two of salt and pepper. Toss the chicken, bell peppers, onions, and pineapple until they are evenly coated in oil and spices.
3. Bake the chicken and vegetables in the oven for about 40 minutes, or until they are slightly browned on the edges. Stir halfway through the baking time to redistribute the heat and allow excess moisture to evaporate.
4. While the chicken and vegetables are baking, prepare the sauce. In a small saucepot whisk together the reserved pineapple juice (about 1 cup), ketchup, brown sugar, vinegar, soy sauce, and cornstarch until the cornstarch is fully dissolved. Heat the mixture over medium flame, stirring often, until it begins to simmer. When it begins to simmer the cornstarch will begin to gel and thicken the sauce. Once the sauce has thickened to a glaze, remove it from the heat and set it aside until ready to use.
5. When the chicken and vegetables have finished baking, remove them from the oven and pour the prepared sauce over top. Stir until everything is coated in sauce.
6. Serve the sweet and sour chicken over cooked rice with sliced green onions sprinkled over top.

**I NEED RECIPES TO PUBLISH FOR THE UPCOMING BEACONS. IF YOU HAVE A RECIPE THAT YOU WOULD LIKE TO SHARE, PLEASE EMAIL IT TO ME AT [bvallieu@gmail.com](mailto:bvallieu@gmail.com). I NEED YOUR HELP IN KEEPING THIS PAGE GOING FOR FUTURE BEACONS. THANK YOU!**

302-947-9639

Cell 484-433-4078



## ED'S SMALL JOBS

Ed Ollis

Grasscutting  
Power washing  
Outside Painting

Small Repairs  
Pontoon Removals  
Landscaping



LONG NECK, DE

Capt. Mike Behney

26019 Julias LN  
Millsboro, DE 19966

302-945-9245

FAX 302-945-2193

captmike@ricksbaitandtackle.com

www.ricksbaitandtackle.com

**Michael Clymer**  
Muzzi Farms

**Local Produce**  
Farm raised Pork, Beef, Lamb, Turkey  
Live crabs

(302) 362-3659  
(302) 249-1221

32861 Longneck Rd  
Millsboro, DE 19966  
Muzzisproduce@gmail.com  
Reach us @ the store (302) 549-1354  
[www.facebook.com/muzzifarms](http://www.facebook.com/muzzifarms)

LICENSED

INSURED

## CG MAINTENANCE GROUP

"NO JOB TO BIG OR SMALL"

(302) 841-0134  
(302) 542-4974



HENRY W GRAY  
MARK D CROW

CARPENTRY - FLOORING - HVAC - PLUMBING



34814 Long Neck Rd /Cove Village Center

302-231-8982



## Sussex Pharmacy

32362 Long Neck Road  
Millsboro DE 19966  
(Next to ACE Hardware)

**302-947-0333**

[www.sussexpharmacyde.com](http://www.sussexpharmacyde.com)



Heating • Air Conditioning  
Plumbing • Electrical

Sam Lesher  
302-260-6090

31462 Coventry Drive  
Lewes, DE 19958



WE DO ALL TYPES OF LANDSCAPING JOBS

**MAINOR DELEON**  
GENERAL MANAGER

302-569-4197

P.O. BOX 1713  
Millsboro, DE 19966

[newcreationgardencare@yahoo.com](mailto:newcreationgardencare@yahoo.com)  
[www.newcreationgardencare.com](http://www.newcreationgardencare.com)



Contact me directly at  
carole.devlin@yahoo.com

Carole Devlin 215-416-4804  
[https://my.kannaway.com/store/?sponsor\\_id=3697796](https://my.kannaway.com/store/?sponsor_id=3697796)



MIKE GRAY  
P.O. Box 511 Nassau, DE 19969  
Office/Fax 302-231-8082 Cell 215-630-4379  
E-mail [mwgray55@gmail.com](mailto:mwgray55@gmail.com)

- All Your Holiday Decor and Lighting
- Christmas and Everyday
- Commercial and Residential
- Tree and Shrub Lighting
- Ground Stake Lighting
- Roof Line and Outline Lighting
- Deck and Canal Lighting
- **Let Us Light Up Your Life**



Kevin Burns  
General Manager

Office: (302) 737-8000  
Fax: (302) 737-8008  
Toll Free: (888) Y-Eagle-3

10 Albe Dr Suite D • Newark, DE 19702

[Kevin@EagleRoofing.US](mailto:Kevin@EagleRoofing.US)  
[www.EagleRoofing.US](http://www.EagleRoofing.US)



Long Neck

26090 Shoppes of Long Neck  
Millsboro, DE 19966

(302) 945-6000  
Fax (302) 945-6009  
[www.grottopizza.com](http://www.grottopizza.com)

**Ocean Grill**  
LONG NECK

26089 Shoppes at Long Neck, Millsboro, Delaware 19966  
Phone 302-945-2001 Fax 302-945-2044  
Visa, Mastercard, Discover Accepted

Justin Baumgardner  
Estimator



(302) 448-5753 - Mobile  
(302) 663-0042 - Office  
(855) 947-2520 - Fax

[Justin@morsehomeimprovement.com](mailto:Justin@morsehomeimprovement.com)

# SPICE UP YOUR YARD

19



Adirondack chair

Flower pot

Lantern

Stone path

Deer

Fountain

Lattice

Swing

Fire pit

Gazebo

Patio furniture

Tiki torches

Flag

Gnome

Pinwheel

Umbrella

Flamingo

Hammock

Pond

Wind chime

## **MARINER'S COVE**

35356 Sussex Lane #1, Millsboro, DE 19966

Phone# 302-947-9060

Fax # 302-945-5105

### **RESIDENT COMPLAINT FORM**

DATE: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ LOT #: \_\_\_\_\_

Detailed Description of Complaint: \_\_\_\_\_

---

---

---

---

Complaint Reported By: \_\_\_\_\_

### **CORRECTIVE ACTION**

Complaint Forwarded To: \_\_\_\_\_

Date Forwarded: \_\_\_\_\_

Action Taken: \_\_\_\_\_

---

---

Resident Advised: YES      NO (circle)

Date Complaint Closed: \_\_\_\_\_