

# THE COVE BEACON

## OCTOBER – DECEMBER 2021



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

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302-945-2621  
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## **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).

We have two new Board members that were elected at the last Board meeting. Tom Simonelli will be our new Vice President and Peg David will co-chair the Activities Committee. Lanie Wood will take over the Neighborhood Watch position. We are happy to have them and wish the entire Board good luck in the coming year

We have a new activity coming up on October 30<sup>th</sup>. We are sponsoring a "**KIDS CANDY HUNT**"! We will meet at the clubhouse at 1:00 PM. There will be prizes for the best costumes. All Mariner's Cove children are welcome. Parents need to accompany small children. Hope you all come out to celebrate Halloween with us!!

I also want to let everyone know that we have a new business on Long Neck Road, a beauty salon located in the Sea Esta Village complex called **Beauty Unleashed**. I have included a pamphlet with their information at the back of the Beacon. We wish them good luck in their venture!

### **Following is a list of Emergency Boat Assistance members:**

Gene Bradley	302-2454321
Dan Card	302-542-9967
Curtis Freberg	302-569-4459
Dave Grasso	856-287-8695
Tim Kay	610-331-4764
Mike Lhotsky	302-945-2621 302-212-9631
Ed Ollis	484-433-4078
Skip Owens	484-643-3849 484-664-8841

## **PRESIDENT- MIKE LHOTSKY**

Hope this writing finds everyone staying healthy and safe. We are still waiting on word from the lawyers on the Mediation process. It sounds like they (ELS) want to come to terms with us and not lose control of the park. What we heard Wednesday at our meeting with management, was that the permit needed to complete the work is imminent, coming soon. This will start the process towards completion. It will go out to bid and the contractor will be selected and the work on fixing the bulkheads will begin. The work should begin in early 2022 and continue until completion. That being said, we do not know in what order the work will follow. This is what our lawyers are trying to find out. We can only hope this time ELS will keep their word and do what they say they will do. It has been a long journey and we will remain diligent and true to the cause, getting the bulkheads and docks replaced.

On another note, the new Activities Committee has planned some new activities for the coming months, Poker Runs, Yard Sale, Dumpsters, Halloween Candy Hunt and costume contest, Food drive for Thanksgiving, Craft Sale when we will raffle off baskets made by our talented residents, Barbara, Alice, and Maria. Please support these activities and if you have any ideas you would like to try, please pass them to a member of the committee. Your help and ideas are always appreciated. Ending, I would like to thank everyone for their support as we continue to make Mariners Cove a place to be proud of. Let's hope this pandemic will end soon and we can get back to doing more activities like our breakfasts and picnics.

## VICE PRESIDENT – TOM SIMONELLI

Earlier this month the Delaware Manufactured Home Owners Association executive committee and I met. As a result of that meeting, I am now a member of their executive committee as their treasurer. I am also the new Vice President of the Mariners Cove Home Owners Association.

DMHOA and MCHOA share common interests - to protect our rights, safety and equitable financial protection on leased land. As members of the MCHOA, we are all members of DMHOA who have been vigorously working with our elected officials on behalf of all of us.

There are 3 major bills currently on the legislative agenda that affect manufactured home owners living on leased land...obviously, they apply to us.

**Senate Bill No. 132 (SB 132) and Senate Bill No. 110 (SB 110) Current status is awaiting consideration in Committee.** Both revise the requirements for rent increases in manufactured home communities and the dispute resolution process when a rent increase is proposed. Many of the revisions to Chapter 70 of Title 25, which governs manufactured homes on rented lots in manufactured home communities, are identical in both SB 132 and SB 110. The main difference between SB 132 and SB 110 is that SB 110 clarifies when a manufactured home community owner can recover the cost of a capital improvement from the homeowners in the community by making the amount the community owner collects a capital improvement assessment fee that ends when the cost of the capital improvement is recovered, instead of a permanent rent increase. SB 132 does all of the following:

1. Adds definitions and clarifies how often a rent increase may occur or be requested.
2. Revises the requirements for when rent may be increased above the Consumer Price Index for All Urban Consumers.
3. Adds disclosure requirements to the rent increase dispute resolution process.
4. Clarifies the legal standard and scope of a court's review of an arbitrator's decision.
5. Clarifies when rent increases take effect.
6. Makes technical corrections to conform existing law to the standards of the Delaware Legislative Drafting Manual.

Senate Substitute No. 1 for SB 132 differs from SB 132 because it includes the revisions to Chapter 70 of Title 25 that are in SB 110, which are as follows:

1. Repeals the definition of "market rent" because that term is not a factor considered for justifying a rent increase under current law.
2. Clarifies that the amount the community owner collects from a capital improvement assessment fee ends when the cost of the capital improvement is recovered, instead of a permanent rent increase, consistent with a recent ruling by the Supreme Court of Delaware.
3. Adds a corresponding technical change that continues to allow a homeowner or homeowner association to dispute a capital improvement assessment fee under the existing rent increase dispute resolution process.

Senate Substitute No. 1 for SB 132 differs from SB 132 and SB 110 as follows:

1. Restores changes in utility charges as a factor that may justify a rent increase above the CPI-U.
2. Reorganizes the notice requirements under § 7053(a) for clarity.
3. Allows a homeowner to receive income and operating expense statements from the community owner for a period of time longer than 3 years upon a showing of good cause.
4. Requires an arbitrator to use the standards in Chapter 70 of Title 25 in making a decision.

**House Bill 176 (HB176).** This Act clarifies the responsibilities of manufactured home community owners and homeowners for maintenance. This Act also makes technical corrections to conform existing law to the standards of the Delaware Legislative Drafting Manual. Several amendments have been made to this bill now in Out of Committee status.

**DE House Bill (HB 5)** was to amend Title 25 of the Delaware code relating to rent increase dispute resolution. This bill was introduced on 3/29/21, passed the house, passed the senate and the governor finally signed it on 9/15/21 which is now the effective date. **A BIG WIN!!**

The Synopsis of the bill with amendment follows:

If a community owner proposes a rent increase that exceeds the Consumer Price Index for All Urban Consumers in the Philadelphia-Wilmington-Atlantic City area (CPI-U), then the Delaware Manufactured Home Relocation Authority is mandated to hold a final meeting between the community owner and the

affected homeowners, and the homeowners' association to discuss the reasons for the proposed increase. This Act allows the following to attend the final meeting: (1) the homeowners' designee; (2) the homeowner's attorney; (3) The attorney for the homeowners' association; (4) A representative from the Delaware Manufactured Home Owners Association; a representative from the Delaware Manufactured Home Relocation Authority Board and (5) Elected Delaware officials.

## **SECRETARY – MAGGIE MANGLASS**

Happy Fall to all! What a beautiful summer it has been! It did come with some challenges, but hopefully next season will be better.

Management has told us that they will be soliciting additional estimates for pool maintenance and supplying lifeguards for the upcoming season, which we all know needs improvement. Neighborhood watch will once again be in full swing, another benefit to residents. As most of our seasonal residents have gone back to their primary homes, it's important to take notice of their now vacant homes and report anything that seems to be of issue. Let's work together to make Mariners Cove a community to be proud of!

## **TREASURER – ALICE CACHOLA**

The air is crisp and the leaves are falling. Boats are being hauled from the canals and kids are back to school. All telltale signs of Autumn.

Many of our events were postponed due to the outbreak of COVID-19 and it's at these events that our community comes together.

Let's not forget those in need by continuing to contribute to our Bless Our Children campaign and the upcoming Toys for Tots drive. Each time you make a contribution, say to yourself "I give because I can and I'm truly blessed".

Thank you for your gifts! Happy Holidays

## **ACTIVITIES – MARIA GUIDONE**

As our fall and winter seasons approach, we hope to have new additions for our events/activities. We are hoping all will attend and enjoy meeting your new neighbors in the Mariner's Cove Community. Any additional suggestions are always welcomed. Stay safe and healthy!

## **ACTIVITIES – PEGGY DAVID**

We had our monthly meeting on Sept.14th at the clubhouse. There were 8 members in attendance. We discussed several things and have included some future plans for new events.

### **ON GOING EVENTS**

- \*\*\***Tuesday & Thursday Mornings – Chair Yoga - 10:00 – 11:00 AM (at the Clubhouse)**
- \*\*\***Wednesday Mornings – Horse Shoes – 9:30 AM (next to pool)**
- \*\*\***Wednesday Mornings – Corn Hole – 9:30 AM (next to pool)**
- \*\*\***Wednesday Nights – Texas Hold Em Poker – 7 to 10 PM at the clubhouse**
- \*\*\***Thursday Nights – Bingo – 6:30 (set up 6:00) at the clubhouse**

## UPCOMING EVENTS

### **\*\*\*October 9th - POKER RUN - 11:00 AM -12:00 PM Registration, Run from 12:30 to 3 PM.**

This was such a huge success last run and a lot of folks asked to have it again. We heard your requests and came up with this date. This is not just for people with golf carts, you can drive your car or even walk! You have 2 1/2 hours to complete the run. The cost is \$5 per person to participate and WINNER TAKES ALL!!!! In order for this to work we need people to sign up to give the cards out. If you would be willing to help, please text me at 631-885-1632 or email @ [pegtime50@gmail.com](mailto:pegtime50@gmail.com)

Registration is at the club house beginning at 11:00 AM.

### **\*\*\*October 16th & 17<sup>th</sup> - DUMPSTERS – 8:00 AM to 5:00 PM Saturday, 10:00 AM to 2:00 PM Sunday.**

Dumpsters will be available both days at the maintenance yard directly past the mailboxes. It is **CLOSED for lunch break from 12 - 1** on both days. This is for **residents only!** You may be asked to show proof of residency so this can be a Mariners Cove event. In the event you come when no one is there, please **do not** leave items at the gate.

### **\*\*\*October 16<sup>th</sup> - YARD SALE – 8:00 AM to 1:00 PM**

This will be advertised in the local guide, so chances of getting rid of Auntie Betty's lamp should be pretty good!! You can set up at the clubhouse and remember to bring lots of coins/dollars to make change. You can also set up at your house if you prefer.

### **\*\*\*October 30th - KIDS HALLOWEEN CANDY HUNT & COSTUME CONTEST – 1:00 PM (at the Clubhouse)**

This was a suggestion from two of our younger residents. We will have a candy hunt all around the clubhouse area and a **best costume contest**. 3 winners will receive a cash prize: **1<sup>st</sup> place \$25, 2<sup>nd</sup> place \$15 and 3<sup>rd</sup> place \$10.** I will need some folks to help with placing the candy and judging the contestants. Please text or email me if you would be willing to help with this event.

### **\*\*\*November 13<sup>th</sup> – CRAFT SALE - 8:00 AM to 1:00 PM (at the Clubhouse) -2 BASKETS WILL BE RAFFLED OFF – PLEASE WEAR A MASK TO BE SAFE**

**\*\*\*FOOD DRIVE – ONGOING** - We would like to donate items to the Delaware Food Bank for the upcoming holiday season. We will have a container available at all events to collect your donations. Next time you are shopping grab an extra can or two to help make someone's holiday a little bit nicer. All items must be non-perishable.

I would encourage all residents to become involved in activities. We on the committee have some new ideas, (bike parade, scavenger hunt, cocktail parties, a dance night, game nights, bunco etc.) But to make it a reality we need your participation. There is always room on the committee for new faces and fresh ideas. Thanks!

## **NEIGHBORHOOD WATCH – LANIE WOOD**

Here is our current Neighborhood Watch list as of 9/2021. I would like to thank all of you for your participation. If for any reason you are unable to do neighborhood watch when you are scheduled, either switch with someone on the list or let me know and I will reschedule.

June Henkel	35558 Pine Drive	302-228-9131	<a href="mailto:junehenkel@hotmail.com">junehenkel@hotmail.com</a>
Jim Pyle	26326 Jennifer Lee	610-804-5689	
Skip Lamon	26376 Jennifer Lee	856-986-2316	<a href="mailto:warrenlamon433@gmail.com">warrenlamon433@gmail.com</a>
Jim Bailey	25416 Pine	302-945-7629	

Gene Bradley	35645 Knoll	302-245-4321	<a href="mailto:geneandchris@yahoo.com">geneandchris@yahoo.com</a>
Carolyn Vogts	25552 Sussex	302-864-0563	<a href="mailto:ceveespc1@aol.com">ceveespc1@aol.com</a>
Sam Reeder	26307 Cove	410-490-1311	<a href="mailto:Samdebreeder@gmail.com">Samdebreeder@gmail.com</a>
Jerry Cox	35406 Pine	484-364-6362	<a href="mailto:gcox09@comcast.net">gcox09@comcast.net</a>
Wayne Vallieu	35574 Knoll	609-876-9594	<a href="mailto:wvallieu@gmail.com">wvallieu@gmail.com</a>
Paul Guidone	35637 Joann	610-533-9933	<a href="mailto:paulguidone@gmail.com">paulguidone@gmail.com</a>
Barbara Conroy	35647 Joann	302-864-3404	<a href="mailto:bconroy2207@gmail.com">bconroy2207@gmail.com</a>
Jerry Bowling	35567 Sussex	443-854-8638	<a href="mailto:jbowling70@gmail.com">jbowling70@gmail.com</a>
Ted Woyton	35509 Knoll	610-698-5588	<a href="mailto:dieselted799@me.com">dieselted799@me.com</a>
Bob Lichtenberg	35505 Knoll	973-727-5571	<a href="mailto:lichky@optonline.net">lichky@optonline.net</a>
Justin Mader	35453 Sussex	302-281-9967	<a href="mailto:firefighter566668@gmail.com">firefighter566668@gmail.com</a>
Mike Kulp	26362 Jennifer Lee	610-547-8016	<a href="mailto:jkmkinaaz@yahoo.com">jkmkinaaz@yahoo.com</a>

SCHEDULE FROM 9/27 TO 1/2/22		
FROM	TO	NAME
09/13/2021	09/19/2021	June Henkel
09/20/2021	09/26/2021	Jim Pyle
09/27/2021	10/03/2021	Skip Lamon
10/04/2021	10/10/2021	Jim Bailey
10/11/2021	10/17/2021	Gene Bradley
10/18/2021	10/24/2021	Carolyn Vogts
10/24/2021	10/31/2021	Sam Reeder
11/01/2021	11/07/2021	Jerry Cox
11/08/2021	11/14/2021	Wayne Vallieu
11/15/2021	11/21/2021	Paul Guidone
11/22/2021	11/28/2021	Barbara Conroy
11/29/2021	12/05/2021	Jerry Bowling
12/06/2021	12/12/2021	Ted Woyton
12/13/2021	12/19/2021	Bob Lichtenberg
12/20/2021	12/26/2021	Mike Kulp
12/27/2021	01/02/2022	June Henkel

**On another subject, I have noticed dog waste on several properties where there is no dog. PLEASE be considerate of your neighbors and pick up after your dog. Inadvertently stepping in your dog's waste is a very unpleasant experience.**

## BOAT YARD - ED OLLIS

Thank you in advance to all the HOA members who plan on utilizing the boat yard for winter storage of their boat/trailer and/or watercraft. Winter storage of your boat is FREE. I only ask that you contact me **BEFORE** placing your watercraft or trailer in the yard or on the road. My contact information can be found on the front page of this Beacon.

I make every effort to utilize all the space available to the HOA so as many boats/ trailers/ and/or watercraft can be stored. While you may place your watercraft or trailer in a specific location within the storage yard or on the road, I reserve the right to move your watercraft or trailer in order to maximize all available space. Winter storage space is available on a first come, first served basis. No watercraft is guaranteed a specific storage location within the boat yard or on the road. As a reminder, please adhere to the no parking signs posted near the mailboxes.

Please remember all boats/trailers and/or watercraft are **REQUIRED** to have the HOA member's name affixed to the unit. Any watercraft or trailer that cannot be identified as belonging to an HOA member will be removed from the lot and placed on the road for removal.

I hope everyone enjoyed the 2021 boating season and I look forward to assisting you with your winter storage needs.

## **MEMBERSHIP – ALAN WENTWORTH**

### **2021 MEMBERSHIP DRIVE**

I would like to thank the **221** residents who have renewed their Mariners Cove HOA membership and welcome our new members. The fee for membership is only \$25, including the \$5 late fee. The late fee does not apply to new residents who join the Mariners Cove community anytime during 2021. Beginning October 1<sup>st</sup>, the membership fee covers the remaining months of 2021 and next year, 2022. The fee may also be paid on-line via PayPal through [www.mchoa.webs.com](http://www.mchoa.webs.com). There is a \$1.00 service charge for online payment.

Your membership includes: the quarterly Beacon newsletters; emergency Boat Towing (local to inlet); boat and trailer storage (winter free, summer +\$35); and, **subject to Federal and State Covid guidelines**, free admission to the Annual Christmas/Pasta Dinner; and Craft Shows and other socials and special events that your HAO sponsors. More importantly, 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.

In addition, part of your membership fee also supports the statewide Delaware Manufactured Home Owners Association (DMHOA). This organization is very involved with the DE Legislature and the Attorney General's Office to develop and enforce legislation to protect the rights and security of the residents of all Manufactured Home Communities.

Please send your membership payment and application to:

Alan Wentworth/MOCHA  
35474 Pine Drive  
Millsboro, DE 19966

For those who pay by mail, **please** include on/with check:

- Mariners Cove **lot number** or US mail **street** address,
- **email** address,
- contact **phone** number

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

# MEMBERSHIP – ALAN WENTWORTH

## 2021 MEMBERSHIP DRIVE

### 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 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); and, subject to Federal and State Covid guidelines, 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

(Membership Application) revised 9/24/21

## RECIPES FOR THE OCTOBER-DECEMBER 2021 COVE BEACON

FROM – Shirley Cover (Bingo player)

### Clam Chowder

**A** steaming bowl of chowder, with a sprinkling of oyster crackers, can make a satisfying and pleasant one-dish meal. Clam chowder seems to be a favorite, especially New England style (the white one.) Here is a simplified version that you can whip up in less than a half hour.

#### Fast 'n easy Clam Chowder (about 8 servings)

1 medium white onion chopped fine  
3 stalks of celery (tops too) chopped fine  
1 large carrot chopped fine  
1/4 cup margarine  
1 Tbsp. Italian seasonings

Place all the above in a large microwave-safe bowl, cover and microwave on high for 4 minutes, stirring occasionally.

#### Add:

3 cans cream of celery soup  
1 16 oz. can of evaporated milk  
2 cups chopped clams and the juice  
2 cups canned diced potatoes, drained  
1 splash hot sauce

Blend all together well and heat to serve. Top with a pat of butter and pinch of paprika to serve. This can be done ahead and will keep in fridge several days.

P.S. New England Clam Chowder and other chowders are always available for take-out at our local seafood markets (North Bethany Seafood, Rehoboth Seafood, Seafood Unltd. and South Bethany Seafood,) or if you want to start from "scratch", they have the fresh clams available.



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!



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Contact me directly at  
carole.devlin@yahoo.com

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(302) 663-0042 - Office  
(855) 947-2520 - Fax

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

# IT'S A HOLIDAY!

23



Ash Wednesday	Father's Day	Labor Day	Presidents' Day
Chinese New Year	Groundhog Day	Mardi Gras	Purim
Christmas	HallowEEN	Memorial Day	St. Patrick's Day
Cinco de Mayo	Hanukkah	Mother's Day	Thanksgiving
Easter	Independence Day	New Year's Day	Valentine's Day

## **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: \_\_\_\_\_

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

### **CORRECTIVE ACTION**

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

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

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

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Resident Advised: YES      NO (circle)

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